

TO LET



12 & 13 Bedford Business Centre
Mile Road
Bedford
MK42 9TW

Conjoined End-
Terraced Units

2,694 SqFt (250.27 SqM)

- Conjoined Units.
- Two In-line Loading Doors.
- Modern and End Terraced.
- Allocated Parking.

Location

The premises are located on the Bedford Business Centre, Mile Road, which is located approximately 1.7 miles from Bedford town centre, 2.1 miles from Bedford railway station, and 1 mile from the A421 Bedford Bypass.

Occupiers of the estate include Euro Car Parts, Plumbase, City Electrical Factors & GAP.

Description

The premises provide two modern, end terraced units which are conjoined to provide a single unit.

The unit benefits from two full height up and over loading doors, an original two storey office to Unit 12 which has been extended by way of a mezzanine for additional office and storage plus an additional first floor wc facility.

Parking is provided in allocated parking bays within the adjoining estate.

Terms

Available by way of an assignment of an existing 5 year lease dated 24/12/2022. The current passing rent is £25,000 per annum exclusive. This rent excludes the mezzanine area which was installed by way of a tenant's improvement.

VAT

Intending occupiers should satisfy themselves as to the incidence or otherwise of VAT on this transaction.

Business Rates

Rateable Value - £17,250

Interested parties are advised to contact the relevant Local Authority

DISCLAIMER

Kirkby Diamond LLP for themselves and for the vendors, whose agents they are, give notice that these particulars are set out as a general guide only and do not constitute any part of any offer or contract. All descriptions, dimensions, reference to condition and the necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but interested parties should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Kirkby Diamond LLP has any authority to make or give any representation or warranty whatever in relation to this property. Kirkby Diamond LLP (Registration No OC420194) is authorised and regulated by the Royal Institution of Chartered Surveyors. Kirkby Diamond is a trading name of Kirkby Diamond LLP

Floor Area (NIA/GIA)

The property has been measured in accordance with the RICS Property Measurements Standard 2nd Edition.

Accommodation	Sq M	Sq Ft
Ground Floor	191.47	2,061
First Floor	58.80	633
Total	<u>250.27</u>	<u>2,694</u>
Mezzanine	8.55	92

Areas quoted are approximate and should not be held as 100% accurate.

EPC

Unit 12 - E-112

Unit 13 - D-78

Service Charge

The landlord collects an estate service charge for the provision, maintenance and repair of the common areas and facilities.

Viewings

For further details please contact;

Diccon Brearley

01234 905133

diccon.brearley@kirkbydiamond.co.uk

Chandan Teji

01234 905132

chandan.teji@kirkbydiamond.co.uk

