

TO LET - A CHOICE OF TWO BRAND NEW WORKSHOP/STORAGE UNITS (Available Separately or Combined)



1,430 - 3,240 SqFt (132.85 - 301.00 SqM)

Units 1&2 & 3 High Road Deadmans Cross Haynes Shefford Beds SG17 5QQ



Bedford Town Centre approx. 7.3 miles



Immediate Access to the A600

Good Access to A421 Bedford Bypass, A6, A1 and the A507



Bedford Railway Station approx. 7.5 miles



Open Plan Offices, Double Glazed Windows & Doors, Single Phase Electrics, Electrically Operated Loading Door, Clear Span Accommodation, Disabled WC Facilities



On Site Parking Spaces



Eaves Height: 3.52 11'6"
Apex Height: 5.25 17'3"



Leasehold:
Unit 1 & 2 - £16,500 per annum exclusive

Unit 3 - £13,000 per annum exclusive



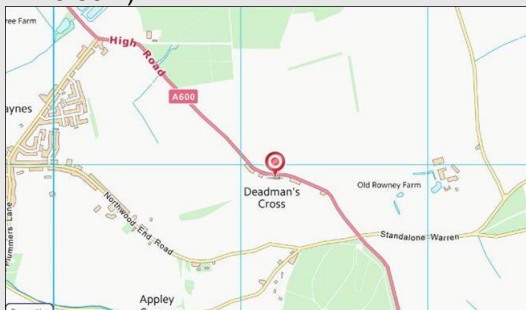
Location

- The units are situated in a small development alongside the A600 Bedford to Shefford Road



Description

- A choice of two brand new workshop/storage units available separately or combined
- Constructed of a clear span steel portal frame, the units have brick and block lower walls with insulated profiled steel upper elevations and roof
- They also have double glazed windows and doors, single phase power
- Office and toilet facilities to be fitted to the occupiers requirements, subject to agreeing terms and conditions
- Parking and loading areas are allocated at the front
- Each unit has an electronically operated section up and over loading door (3.87m-3.50m)



Misrepresentations Act:

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Specification

- Open Plan Offices
- Double Glazed Windows & Doors
- Single Phase Electrics
- Electrically Operated Loading Door
- Clear Span Accommodation
- Disabled WC Facilities
- Parking & Loading Areas
- EPC Rating - TBA



Floor Area (Gross Internal Area)

The property has been measured in accordance with the RICS Property Measurement Standards (Second Edition)

Unit 1 & 2	168.15 Sq M	1,810 Sq Ft
Unit 3	132.85 Sq M	1,430 Sq Ft

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



Terms

- Leasehold:
Unit 1 & 2- £16,500 per annum exclusive
Unit 3 - £13,000 per annum exclusive
- Service Charge: Applicable
- VAT: Applicable at the appropriate rate
- The units are to be let on new full repairing and insuring leases



Business Rates

- Current Rateable Value: TBA
- Interested parties are advised to make their own enquiries.



Viewing

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the mark of
property
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