



- ⊕ Light Industrial Unit
- ⊕ Ground Floor Office, Warehouse and Workshop
- ⊕ 4,213 sq ft / 391.40 sq m
- ⊕ Small Yard
- ⊕ On-Site Parking
- ⊕ Prominent Location



**£39,500 Per Annum**

**TO LET**

**Unit At Stratton Way, Elms Industrial Estate, Bedford,  
Bedfordshire MK41 0NG**

## Unit At Stratton Way, Elms Industrial Estate Bedford, Bedfordshire MK41 ONG

### Description

A good quality office and warehouse unit with first floor storage/office occupying a prominent location on the Elms Industrial Estate and offering a gross internal floor area of 4,213 sq ft / 391.40 sq m.

The premises offer ground floor office, warehouse and small workshop with an approximate maximum eaves height of 8 metres, together with two loading doors and a yard. There is a kitchen and WC located on the ground floor.

The first floor provides an open plan storage/office with a second kitchen and toilet facilities.

The premises also benefit from a mezzanine which offers 1,357 sq ft / 126 sq m of additional storage space.

The Landlord would consider removing the mezzanine, subject to prospective tenant's requirements.

### Location

Elms Industrial Estate is located to the North East of Bedford Town Centre. The property has excellent access to the A428 which leads to the M1 and A1.

### Services

We understand that mains electricity (three phase), gas and water are available, however, we would recommend that all interested parties check with the relevant statutory authorities as to the existence, adequacy or otherwise of these services for their own purposes. N.B. None of the services have been tested and it is the responsibility of the proposed tenant to satisfy themselves as to their operation / condition.

### Energy Performance Certificate Rating

EPC - Rating of D(98)

### Terms and Tenure

The premises are to be offered to let by way of a new full repairing and insuring lease on terms to be agreed.

### Business Rate

From information obtained from the Valuation Office Agency website [www.voa.gov.uk](http://www.voa.gov.uk) the property has a rateable value of £39,250. Please note it is the proposed tenant's responsibility to fully satisfy themselves and verify the business rates by contacting the local authority.

### Planning

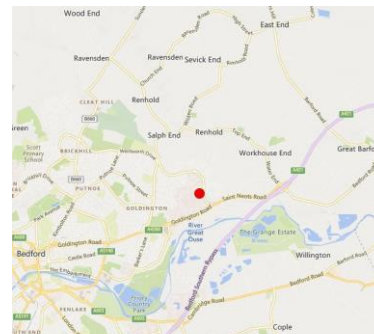
We understand the premises benefits from Class E manufacturing and offices use, however, it is the proposed tenant's responsibility to fully satisfy themselves in this instance by contacting the local authority.

### VAT

All rents, prices and premiums are stated exclusive of VAT under the Finance Act 1989. Accordingly, interested parties are advised to consult their professional advisers as to their liabilities, if any.

### Viewings

Strictly by appointment through Robinson and Hall LLP.



To arrange a viewing, please call:  
Bedford Commercial  
01234 351000 option 2



## Land and Property Professionals

### Unit 1, Highfield Court, Highfield Road, Oakley, Bedford, MK43 7TA

#### Agent's Notes

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