

**To Let**

## **Unit 2 Ampthill Industrial Estate, Bedford, MK42 9JJ**



£65,000 Per Annum



9,601 Sq Ft / 891.93 Sq M



The Property comprises an industrial unit providing use class B8 use. The accommodation provides open warehouse space with a functional layout, together with two roller shutter doors, ancillary areas and on-site parking and loading provision. The Property is situated within an established commercial location with good access to surrounding road networks.

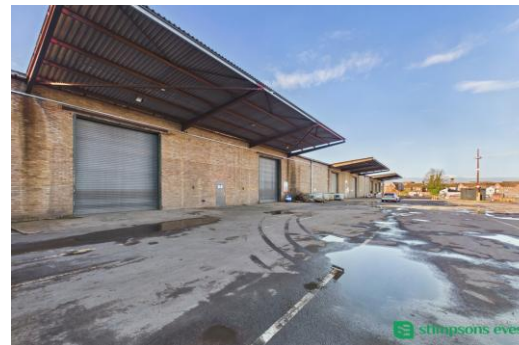


The Property would be suitable for a range of occupiers including light industrial, trade counter, storage, distribution, showroom or hybrid office/industrial uses. The unit offers clear operational space with practical loading arrangements and is capable of accommodating a variety of business requirements.

**For further information  
please contact:**

**01234 341311**

**Graylaw House, 21  
Goldington Road,  
Bedford, MK40 3JY**



## Unit 2 Ampthill Industrial Estate, Bedford, MK42 9JJ

### Location

The property is situated on Ampthill Road, Bedford, an established commercial and industrial corridor south of Bedford town centre. The area is home to a variety of trade, automotive and light industrial occupiers. Excellent road connectivity via the A421 links directly to the M1 (J13) and A1, while Bedford railway station provides fast and frequent services to London St Pancras International. The location offers strong logistical advantages for distribution, regional servicing and workforce accessibility.

### Terms & Tenure

The premises are available by way of a new lease on flexible terms to be agreed

### Accommodation

Total Gross Internal Area: 892 sq. m (9,601 sq. ft)

### Rates

Rateable Value £60,000. The rates payable may be affected by transitional arrangements. Interested parties should call the local Rating Authority for further advice.

### EPC

The EPC rating for the property is B

### VAT

All figures are quoted exclusive of VAT, purchasers and lessees must satisfy themselves as to the applicable VAT position, seeking appropriate professional advice.

### Costs

Each party is to be responsible for their own legal costs.

### Viewing

Strictly by appointment only please contact:



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