

Industrial B1,B2,B8 or D2 Leisure Unit – Bedford

Unit 1-3 Caxton Road Trade City,
Elms Farm Industrial Estate,
Bedford – MK41 0LF

B1,B2,B8 or D2 Leisure Unit

34,000 sq.ft. TO LET

- Modern, purpose built industrial unit
- Prominent with good main road visibility
- 7m eaves height
- Excellent parking facilities
- Nearby occupiers include; Waitrose, Lidl, Tesco, Homebase, Go Outdoors & McDonalds drive thru.
- B1,B2,B8 & D2 Planning Consent
- Immediately available

Location

Bedford is located approximately 50 miles north of London, 10 miles east from Junction 13 of the M1 motorway and 9 miles west of the A1 via the A421 and A4280 St Neots / Goldington Road. The property is prominently located on Caxton Road just off the A4280 Goldington Road on the Elms Farm Industrial Estate north east of Bedford town centre.

Description

The property forms the front part of a modern purpose-built industrial unit with good main road visibility and excellent customer parking facilities. Nearby occupiers include Viking Self-Storage, Go Outdoors, Lidl, Waitrose and McDonalds amongst others.

Accommodation

Description	sq.ft	sq.m
Warehouse	30,000	2,787
First Floor Offices	4,000	371
Total	34,000	3,158

The above floor areas are approximate gross internal floor areas.

Key Features

- Modern purpose-built unit
- Excellent frontage to Caxton Road
- Easy customer access
- 7m eaves
- Ample Customer Parking
- D2 Planning Consent

Tenure

The property is available by way of a new lease.

Rent

£255,000 per annum exclusive

Timing

Immediately available.

EPC



VAT

VAT is applicable.

Legal Costs

Each party is to bear their own legal and professional costs.

Viewing & Further Information

By prior appointment only.

Contact: Richard Braysher

richard.braysher@rabcommercial.com

(t) 020 3751 2775

(m) 07788 274312