



**BEDFORD**  
BOROUGH COUNCIL

# To Let - Industrial Premises

**10b Windsor Road, Bedford, MK42 9SU**



## Description

The premises comprise a mid-terrace unit of brick and block work with part profiled steel cladding under a profiled steel roof. Access is secured doors and a separate personnel door. Internally the unit comprises a workshop, ancillary office and toilet facilities. Outside there is a surfaced area providing good access for deliveries and unloading.

## Location

The unit is situated on Windsor Road industrial estate. This well established location is within Bedford which provides good access to the A421, A6 and the M1 motorway.

## Permitted Use

Any use within Use Class E, (g) (ii) (iii) would be considered. Prospective tenants are advised to contact the local planning authority on 01234 718068 if they have any specific queries. *The Council (Landlord) will be looking to achieve a mixed use on this shopping parade.*

## Accommodation

Area	Sq M	Sq Ft
Gross internal area	244.8	2,635

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## Lease Terms

- Term of 10 years with a rent review to market rent every 5th anniversary
- Tenant responsible for all repairs and cost of building insurance (FRI terms)
- Rent payable quarterly in advance by direct debit

## Rent and other charges

	Annual Rent	Estimated Business Rates	Total Annual Cost	Total Per Month
Lease	£35,000	£7,734.50	£42,734.50	£3,561.20

VAT is currently not charged on the rent but the Council reserves the right to do so during the term of the lease.

\*Tenants may be eligible for small business rate relief dependent on the individual's business circumstances. For further information please contact Local Taxation on 01234 718097.

## Services

Mains Water Electricity are available (Prospective tenants should make their own enquiries regarding connection)

## RICS Code For Leasing Business premises

Bedford Borough Council has adopted the Code for Leasing Business Premises in England and Wales 2020.

For further information please contact us or go to [www.leasingbusinesspremises.co.uk](http://www.leasingbusinesspremises.co.uk)

## Viewing

For further details or to arrange a viewing please contact the Estates Team:

Tel: 01234 276895

Email: [property@bedford.gov.uk](mailto:property@bedford.gov.uk)

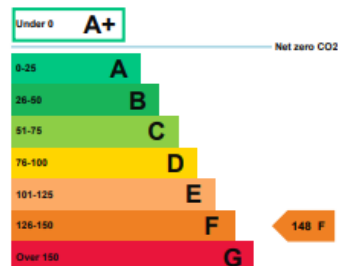
## Commercial Landlords Accreditation Scheme

Bedford Borough Council is a member of the Commercial Landlords Accreditation Scheme (CLAS). This is a self-regulatory scheme that promotes good practice in the commercial property industry. For further information please contact us or visit [www.clascheme.org.uk](http://www.clascheme.org.uk).

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## Energy rating and score

This property's energy rating is F.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

## How this property compares to others

Properties similar to this one could have ratings:

If newly built

26 B

If typical of the existing stock

77 D

## Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO2/m2 per year)	50.71

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0910-5909-0454-5210-3060\)](#).

MISREPRESENTATION Bedford Borough Council give notice that: 1. These particulars do not constitute, nor constitute any part of, an offer or contract. 2. All statements contained in these particulars as to this property are made without responsibility on the part of Bedford Borough Council. 3. None of the statements contained in these particulars as to this property are to be relied on as statements or representation of fact. 4. Any intending Lessee must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 5. Bedford Borough Council has no authority to make or give, any representation or warranty in relation to this property. Particulars produced August 2025