



BEDFORD
BOROUGH COUNCIL

To Let - Industrial Unit

43 Brunel Road, Bedford, MK41 9TJ



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 via a roller shutter door and separate personnel door. Internally the unit comprises a workshop, office and toilet facilities. Outside there is a large surfaced service yard which provides good access for deliveries and unloading.

Permitted Use

Any use within use Classes E (g) (ii) (iii) (Business) , B2 (General Industrial) and B8 (Warehouse / Distribution) would be considered. Motor vehicle repair uses will not be permitted. Prospective tenants are advised to contact the local planning authority on 01234 718068 if they have any specific queries.

Location

This unit is situated on Brunel Road which leads off Barkers Lane and forms part of a small self-contained Industrial Estate. This established location is on the east side of Bedford and provides good access to the A421 and the A1 trunk road.

Accommodation

	Sq M	Sq Ft
Area	91.1	981
3 car parking spaces		

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Lease Terms

- **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
- **Rent:** £14,000 per annum
- Service Charge for maintenance of common areas

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 and gas are available (Prospective tenants should make their own enquiries regarding connection)

The Code for Leasing Business Premises 2020

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

Viewing

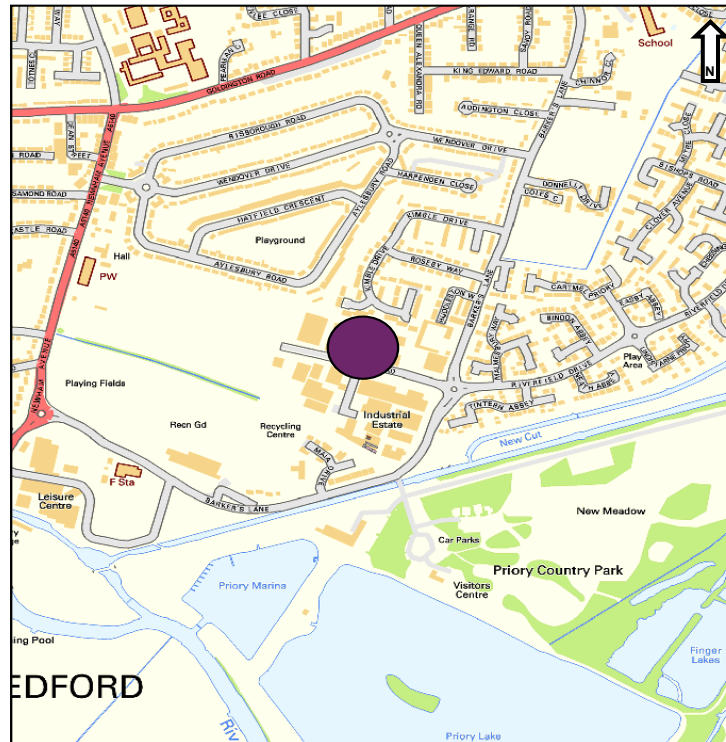
For further details or to arrange a viewing please contact the Estates Team on:

Tel: 01234 228390
Email: property@bedford.gov.uk
Address: Borough Hall
Cauldwell Street
Bedford
MK42 9AP

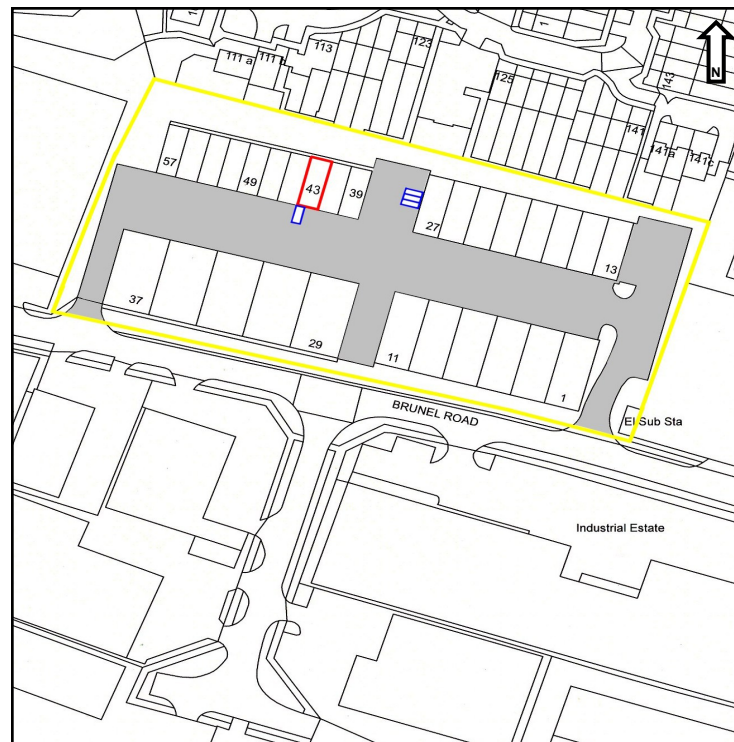
Commercial Landlords Accreditation Scheme

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.

Location Plan



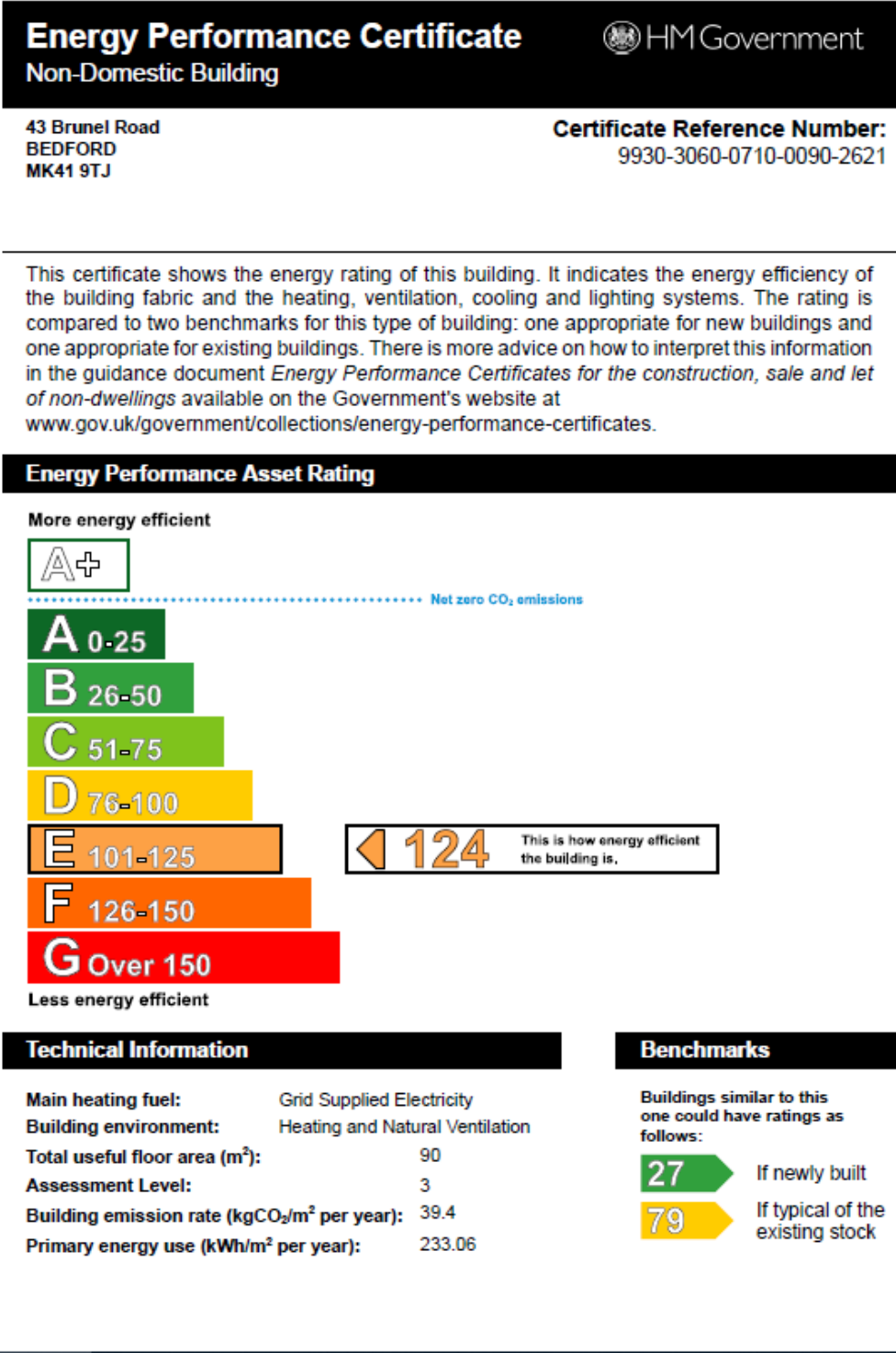
Site Plan



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Contact Us: 01234 276895

EPC



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