



**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) (ii) (Business) or 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

- Tenant responsible for all repairs and cost of building insurance (FRI terms)
- Service Charge for maintenance of common areas
- Rent payable quarterly in advance by direct debit
- Each party to be responsible for their own legal costs and surveyors fees

### *Standard Lease*

- 10 year lease with a 5th year anniversary rent review
- **£14,000 per annum**

Alternative flexible lease terms may be available.

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](http://www.leasingbusinesspremises.co.uk)

## Viewing

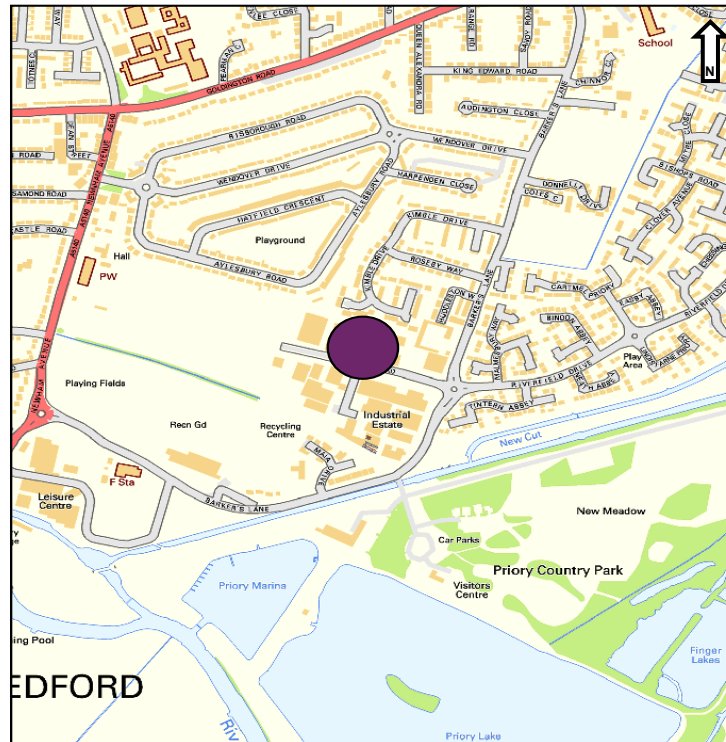
For further details or to arrange a viewing please contact the Estates Team on:

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

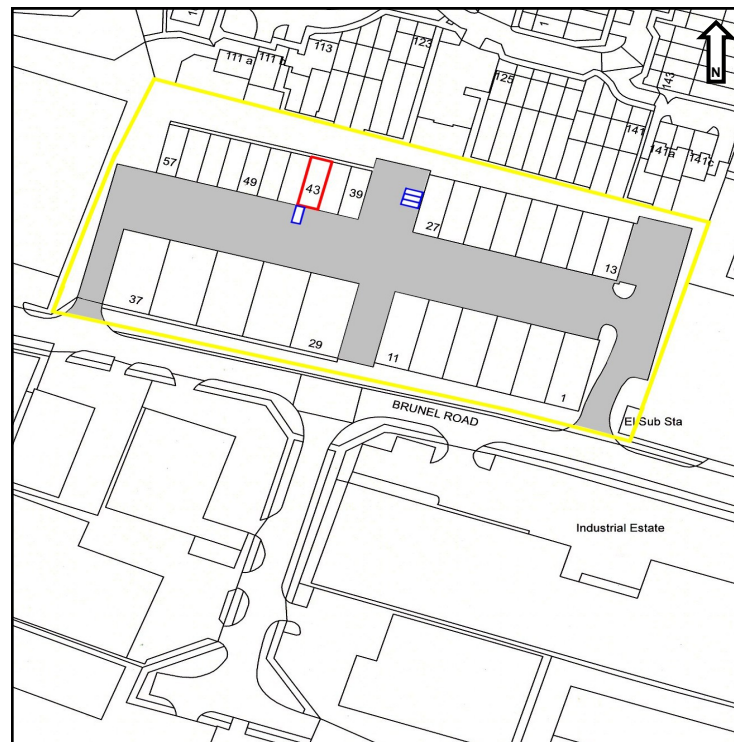
## Commercial Landlords Accreditation Scheme

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](http://www.clascheme.org.uk).

## Location Plan



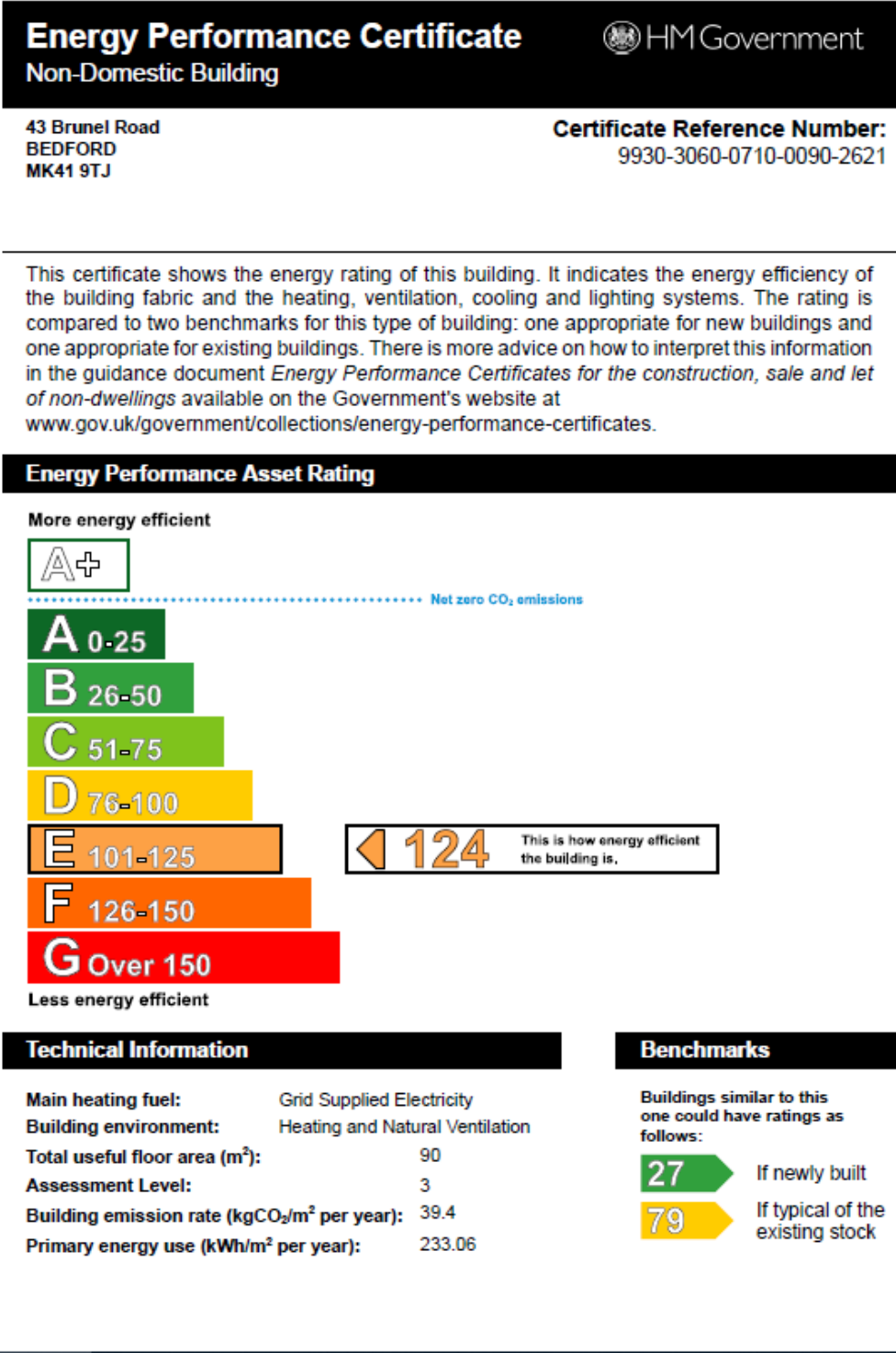
## Site Plan



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Contact Us: 01234 276895

EPC



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