

Depot off Hammond Road, Bedford, MK41 0UD



Energy Performance Certificate Non-Domestic Building



Council Depot
Hammond Road
Elms Farm Industrial Estate
BEDFORD
MK41 0UD

Certificate Reference Number:
0098-0491-0830-6190-3503

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient

A+

Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

◀ 110 This is how energy efficient the building is.

Technical Information

Main heating fuel: Grid Supplied Electricity
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 255
Building complexity (NOS level): 3
Building emission rate (kgCO₂/m²): 67

Benchmarks

Buildings similar to this one could have ratings as follows:
34 If newly built
101 If typical of the existing stock

Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.

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 June 2020

To Let - Industrial Unit

Depot off Hammond Road, Bedford, MK41 0UD



Description & Location

Situated on a site of approximately 0.49 acres with a workshop building of brick and blockwork and profiled steel cladding under a corrugated cement sheet roof.

Internally the building comprises workshop with separate partitioned offices, mess room, kitchen and WC facilities. Access to the building is via roller shutter door and separate personnel doors.

Externally, there is a large secure gated yard which surrounds the building providing additional storage space

The depot is situated on the well established Elms Farm Industrial Estate, with easy access to A4280 which leads onto the dualled A421 approximately 1 mile away.

Local Workforce

Elms Farm Industrial Estate is located 3 miles from Bedford town centre and within Goldington ward which has over 4,000 (70% of population) economically active residents.

Bedford Borough has nearly 82,000 economically active residents (72% of total population).

Regular Bus Service 5 runs from Bedford Town Centre to Elms Estate twice per hour.

Accommodation

Area		
Gross internal area	256 m ²	2,755 ft ²
Minimum eaves height	5.58m	18.31 ft

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Permitted Use

Suitable for builders merchants or any similar use. Any other use within use classes E, B2 or B8 would be considered. Prospective tenants are advised to contact the local planning authority on 01234 718068 or via planning@bedford.gov.uk if they have any specific queries.

Lease Terms

- Tenant responsible for all repairs and cost of building insurance (FRI terms)
- Rent payable quarterly in advance by direct debit
- Each party to be responsible for their own legal costs and surveyors fees lease
- Minimum term of 10 years with a rent review to market rent every 5th anniversary

Rent and other Charges

	Annual Rent	Business Rates Estimate 2023/2024	Insurance Rent 2023/2024	Total Annual Cost	Total Per Month
Lease	£45,000	£12,974.00	£755.12	£58,729.12	£4,894

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

Viewing

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

Tel: 01234 276895
Fax: 01234 276830
Email: property@bedford.gov.uk
Address: Borough Hall
Cauldwell Street
Bedford
MK42 9AP

The Code for Leasing Business Premises 2007

Bedford Borough Council has adopted the Code for Leasing Business Premises in England and Wales 2007.

For further information please contact us or go to www.leasingbusinesspremises.co.uk

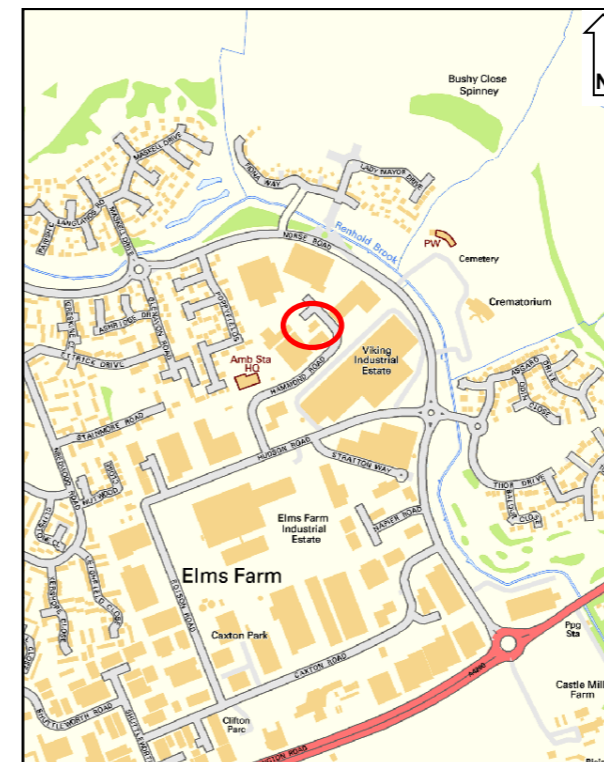
Commercial Landlords Accreditation Scheme

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.

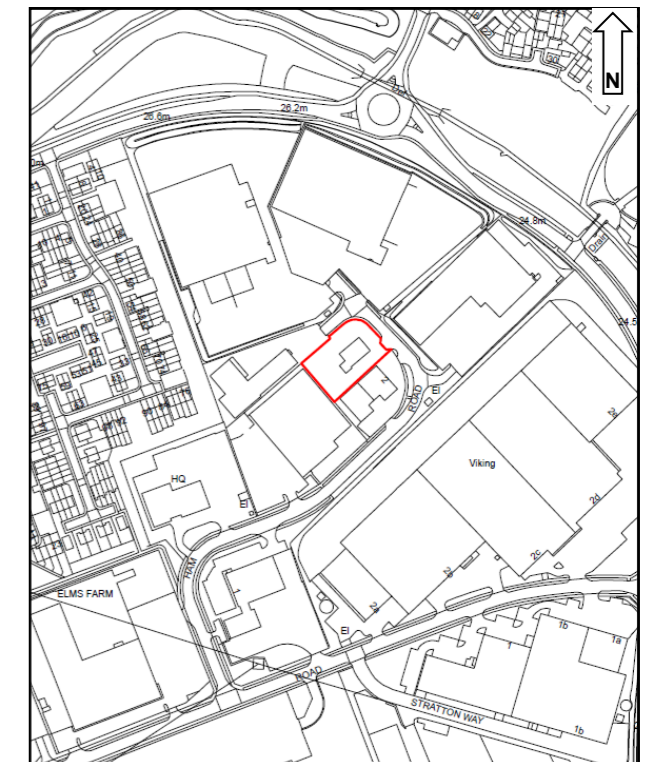
Internal Photos



Location Plan



Site Plan



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