



To Let - Industrial Unit

59 Murdock Road, Bedford, MK41 7PL



Description

The premises comprise a mid terrace industrial unit of brick and blockwork with part profiled steel cladding under a pitched corrugated asbestos roof. Access is via a personnel door to the rear of the unit and also a roller shutter door. Internally there is an office, workshop / storage area and a toilet. Outside a large service yard provides good access for deliveries and unloading. This unit also has the benefit of 3 car parking spaces.

Location

The unit is situated at the end of Murdock Road and forms part of a small self-contained industrial estate within the Manton Lane Industrial area. This established location is on the northern edge of Bedford and has good access to the A6 Clapham Bypass.

Permitted Use

Any use within use classes B1 (Business), B2 (General Industry) or B8 (Warehouse / Distribution) would be considered. Prospective tenants are advised to contact the local planning authority on 01234 718068 if they have any specific queries.

Accommodation

Area	Sq M	Sq Ft
Gross internal area	103	1,105
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 monthly in advance by direct debit
- Each party to be responsible for their own legal costs and surveyors fees

Standard Lease

- 6 year term with a 3 year rent review to market rent
- Use within Class B1 B2 or B8 of the Town and Country Planning (Use Classes) Order 1987
- Three months deposit will be required and payable on completion of the Lease.

Rent and other Charges

	Annual Rent	Business Rates	Service Charge Estimate 2025/26	Insurance Rent Estimate 2025/26	Total Annual Cost	Total Per Month
Lease	£15,000	*make own enquiries	£295	£221.00	£15,516	£1,293

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)

The Code for Leasing Business Premises 2007

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

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

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.

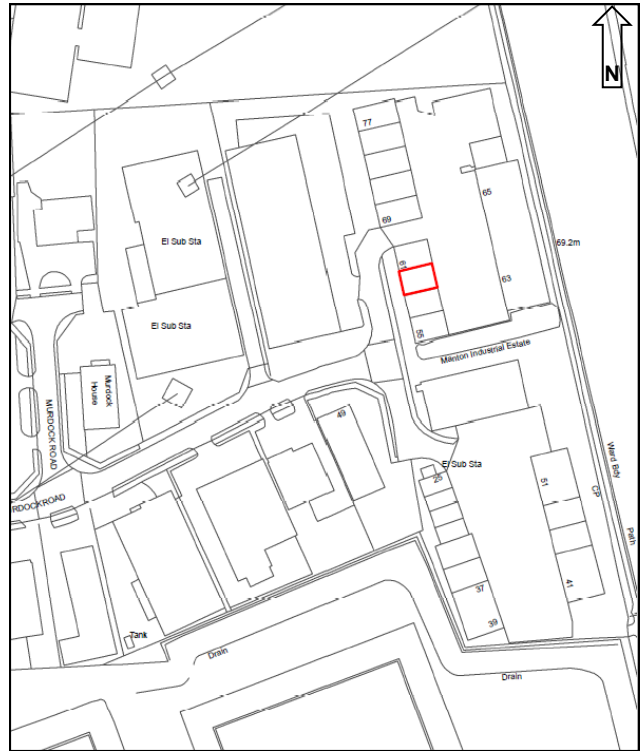
Internal Photos



Location Plan



Site Plan



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Energy performance certificate (EPC)

59 Murdock Road BEDFORD MK41 7PL	Energy rating	Valid until: 23 December 2031
	C	Certificate number: 5080-2021-6890-3549-9078

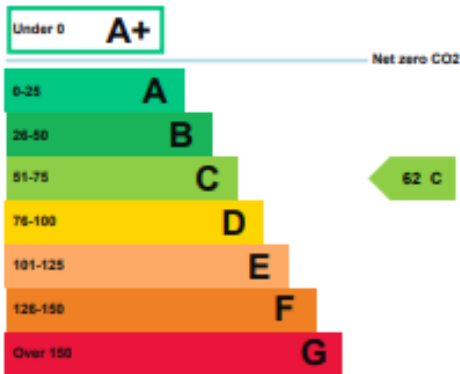
Property type	A1/A2 Retail and Financial/Professional services
Total floor area	102 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is C.



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.

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 on June 2018