



BEDFORD
BOROUGH COUNCIL

To Let - Industrial Unit

55 Murdock Road, Bedford, MK41 7PL



Description

The premises comprise an end terrace industrial unit of brick and blockwork with part profiled steel cladding under a pitched corrugated roof. Access is via a roller shutter door and a separate personnel door. As you enter the property the unit has a large office area space which follows through to a workshop / storage area and large toilet. Outside a large service yard provides good access for deliveries and unloading. This unit also benefits from 3 car parking spaces.

Location

The unit is situated at the end of Murdock Road and forms part of a small gated and 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 E, B2 or B8 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

- 6 years with a rent review to market rent every 3rd anniversary
- 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

Rent and other charges

	Annual Rent	Business Rates Estimate 2023/2024	Service Charge Estimate 2023/24	Insurance Rent Estimate 2023/2024	Total Annual Cost	Total Per Month
Lease	£12,000	£4,840.30	£230	£213.35	£17,283.65	£1,440.30

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)

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

Viewing

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

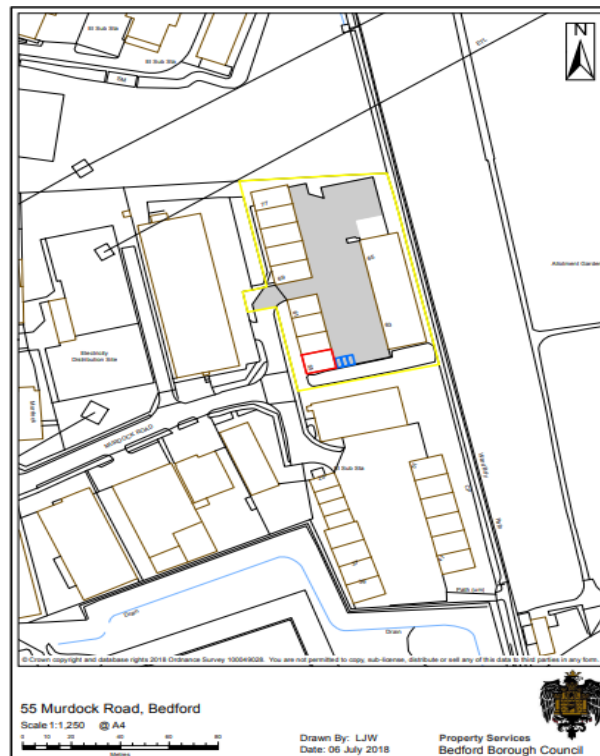
Tel: 01234 276895

Email: 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.

Location Plan



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Contact Us: 01234 276895

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Non-Domestic Building

55 Murdock Road
Manton Industrial Estate
BEDFORD
MK41 7PL

Certificate Reference Number:
9433-3062-0954-0600-1605

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 in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at www.gov.uk/government/collections/energy-performance-certificates.

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

◀ 105 This is how energy efficient the building is.

F 126-150

G Over 150

Less energy efficient

Technical Information

Main heating fuel:	Natural Gas
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	102
Building complexity (NOS level):	3
Building emission rate (kgCO ₂ /m ² per year):	64.67
Primary energy use (kWh/m ² per year):	Not available

Benchmarks

Buildings similar to this one could have ratings as follows:

27	If newly built
80	If typical of the existing stock

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 March 2024