

FOR SALE / TO LET

UNIT 4, BROADMEAD BUSINESS PARK, STEWARTBY



A B1 industrial unit fitted out as high quality offices with easy access to the A421, Bedford M1 and A1.

The property has been subdivided to provide 3 office areas, storage area and kitchenette. The offices are heated and cooled by independent air conditioning units, lighting are cat 2 fluorescent lights. Access is via a glazed aluminium entrance and also a folding shutter door to the front and a fire escape to the rear. Parking is available at the front of the unit.

The unit has a gross internal area of 75m² (810 ft²) and is subdivided as follows:

Reception Entrance	24m ² (258ft ²)	Built in store cupboard
Mid Office	12.5m ² (135ft ²)	Access to kitchen and rear office
Rear Office	11.7m ² (126ft ²)	Windows to rear
Kitchenette	2.5m ² (26.58ft ²)	wc and hand basin

Uniform Business Rate:

The rateable value of the property is £5,700. Please confirm with Central Bedfordshire Council 0300 300 8011 the level of rates payable.

**Lease:**

The property is available leasehold for a term of at least 5 years on full repairing and insuring terms to include an upward only rent review in the 5th year of the term. Each party will be responsible for their own legal costs. The initial rent will be £8,000 per annum exclusive of rates and other outgoings.

Purchase:

The property is available Freehold at offers in the region of £75,000.

Viewing:

Strictly via agents Trudgill and Co. 01525 404343

"Trudgill & Co for themselves, vendors or lessors of this property on behalf of whom they act as agent hereby give notice that:-

- (i) These particulars have been prepared as a general summary of the property only and are intended for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract;
- (ii) Trudgill & Co cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use or occupation and other details contained herein and prospective purchasers or tenants must not rely upon them as statements of fact or representations and must satisfy themselves as to their accuracy;
- (iii) no employee of Trudgill & Co (and their Joint Agents where applicable) has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property;
- (iv) rents quoted in these particulars may be subject to VAT in addition; and
- (v) Trudgill & Co will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars."