

**TO BE
REFURBISHED**



UNIT 16
ST MARTINS
BUSINESS CENTRE

St Martins Way
Bedford
MK42 0LF

TO LET

MODERN WAREHOUSE & OFFICE PREMISES
11,532 SQ FT (1,071.40 SQ M)

ST MARTINS BUSINESS CENTRE | BEDFORD



ST MARTINS BUSINESS CENTRE forms part of the Cambridge Road Industrial Estate, an established commercial area on the southern edge of Bedford.

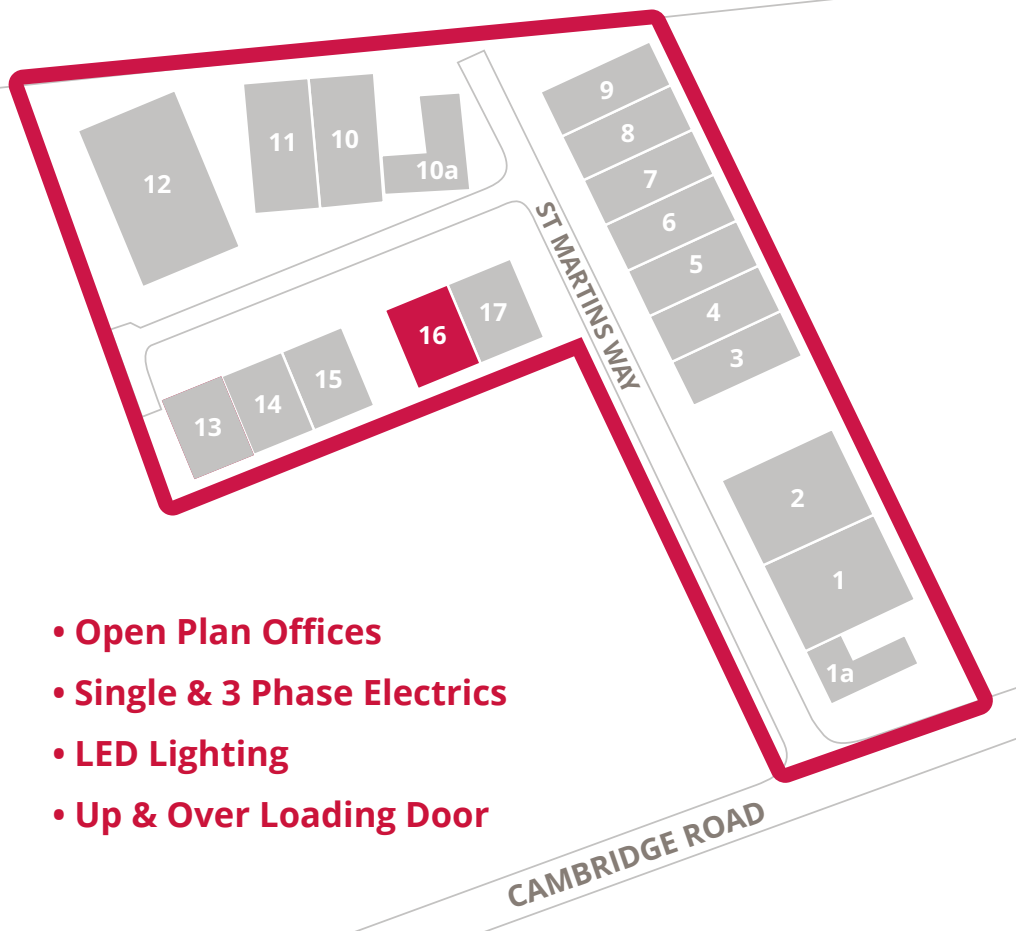
Cambridge Road benefits from excellent access to the A421 dual carriageway, which links Bedford to the A1 (8 miles) and M1 Junction 13 (11 miles).

The estate comprises 17 industrial / warehouse units and two office buildings, all constructed in phases during the 1980's and early 1990's.

Local occupiers include:

- ASDA
- Asteelflash
- Lantmannen Unibake UK
- Markovitz
- Fujifilm
- RSPB
- BEW





- **Open Plan Offices**
- **Single & 3 Phase Electrics**
- **LED Lighting**
- **Up & Over Loading Door**

Description

A modern semi detached warehouse/light industrial and office unit constructed of a steel portal frame with brick and block lower elevations and profiled steel insulated panels to the upper elevations and roof.

To the front are two floors of open plan offices incorporating staff welfare facilities. Loading is via an insulated sectional up and over door and this is situated at the front of the unit.

Accommodation

The offices are located to the front of the building and over two floors. The offices are open plan and ladies and gents toilets facilities are provided to both floors. There is also a disabled toilet and kitchen.

The warehouse/workshop area is clear span and access is via sectional up and over door. The eaves height is 6.50m and the apex is 8.50m. There are single and 3 phase electrics.

The unit will be subject to an extensive refurbishment programme.

Approximate Floor areas (gross internal areas)

Warehouse	8,886 sq ft	825.51 sq m
Ground Floor Offices	1,326 sq ft	123.23 sq m
First Floor Offices	1,320 sq ft	122.66 sq m
TOTAL	11,532 sq ft	1,071.40 sq m

The property has been measured in accordance with the RICS Property Measurements Standard 2nd Edition. Areas quoted are approximate and should not be held as 100% accurate.

Terms

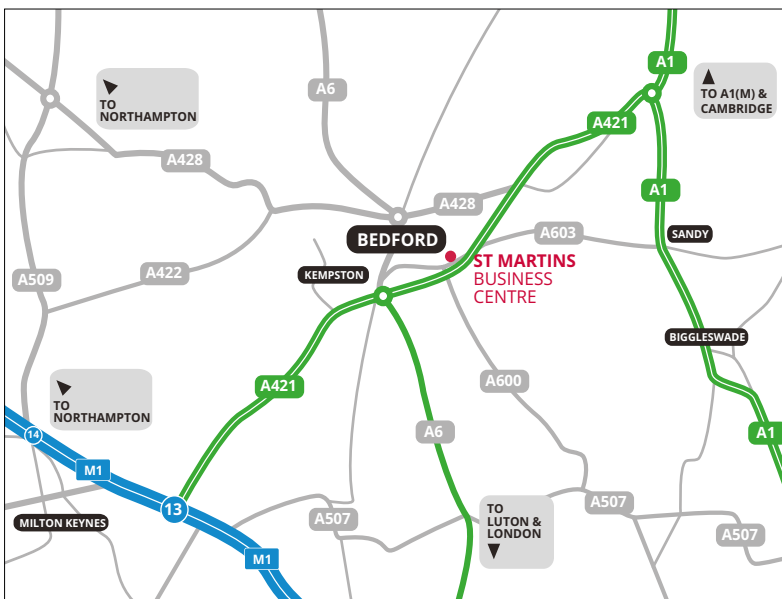
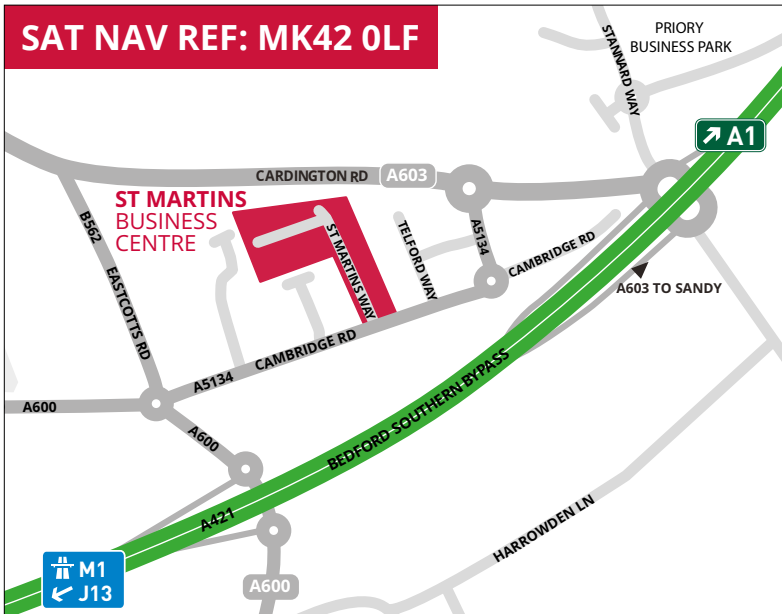
The premises are to be let on a new full repairing and insuring lease for a term to be agreed at a rental of £104,000 per annum exclusive.

VAT

Intending occupiers should satisfy themselves as to the incidence or otherwise of VAT on this transaction.



LOCATION



Connections

- Conveniently located off Cambridge Road
- Easy access to the A421 Bedford Southern Bypass providing a direct link to the A1, Junction 13 of the M1 and Milton Keynes
- Regular rail services to London St Pancras International, the south coast and the north

Distances

Bedford Town Centre	3 miles
A1 (Black Cat Roundabout)	10 miles
M1 (Junction 13)	11 miles
Milton Keynes	16 miles
Northampton	32 miles
Cambridge	29 miles
London	57 miles

Agents

For further information or to arrange a property viewing, please contact the agents.



01234 905 128
www.kirkbydiamond.co.uk

Business Rates

Rateable Value - £76,500

Interested parties are advised to contact the relevant Local Authority.

Service Charge

The landlord collects an estate service charge for the provision maintenance and repair of the common areas and facilities.

EPC

To be assessed following the completion of the refurbishment.

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