





To Let

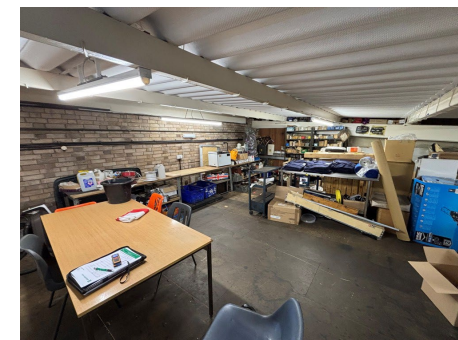
Units 4 & 5, T C Ginn Estate, Murdock Road, Bedford, MK41 7PE

 £37,500 Per Annum

 3,564 Sq Ft / 331.1 Sq M

 Industrial/workshop premises, which includes two partitioned rooms and a full-height roller shutter door offering efficient loading. In addition, there is a mezzanine area of 587 sq ft, ideal for supplementary storage or operational use. Three office suites, well-suited to administrative and managerial functions. Separate ladies' and gents' WCs and a kitchen area. The property further benefits from on-site car parking.

 The property offers a well-balanced mix of workshop, office, and storage space, making it suitable for a variety of commercial occupiers under Use Class B8/B1/E.





For further information
please contact:

01234 341311
Graylaw House, 21
Goldington Road,
Bedford, MK40 3JY

Units 4 & 5 T C Ginn Estate, Murdock Road, Bedford, MK41 7PE

Location

TC Ginn Estate is located on the corner of Murdock Road and Manton Lane on this popular industrial estate, located approximately 1 mile north of Bedford town centre.

The historic market town of Bedford with its attractive riverside frontage is centrally located to London, Oxford, Cambridge and Milton Keynes. Bedford is located approximately 50 miles north of London, 10 miles east from Junction 13 of the M1 motorway accessed via the A421, and 9 miles west of the A1 via the A428 and A603.

Terms & Tenure

The premises are to be let by way of a new lease terms to be agreed at a rental of £37,500 per annum exclusive.

Accommodation

| | |
|----------------|----------------------------------|
| Workshop | 2,977 sq ft / 276 sq m (approx.) |
| Mezzanine Area | 587 sq ft / 54 sq m (approx.) |
| Total | 3,564 sq ft / 331 sq m |

Rates

Rateable Value £21,000. The rates payable may be affected by transitional arrangements. Interested parties should call the local Rating Authority for further advice.

EPC

The EPC rating for the property is TBC.

VAT

All figures are quoted exclusive of VAT, purchasers and lessees must satisfy themselves as to the applicable VAT position, seeking appropriate professional advice.

Costs

Each party is to be responsible for their own legal costs.

Viewing

Strictly by appointment only please contact:

Alisha Fhalora alisha.fhalora@stimpsonseves.co.uk

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