



To Let - Industrial Unit

21 Brunel Road, Bedford, MK41 9TG



Description

The unit is currently fitted out in the main as offices, with a small storage area next to the roller shutter door and is set out as follows; on the ground floor there are partitioned 2 offices, a third office currently used as a boardroom and a kitchen/ staff room. On the mezzanine is a further 5 partitioned offices of various size which offer flexible space and can be altered to suit a different requirements.

All offices are fitted out with gas radiator central heating, phone and data points and some offices have sky-lights for extra natural light. The offices can be removed if required and the unit can be used as a light industrial or storage again. There is 2 separate staircases to providing good access the mezzanine level.

Location

This unit is situated on Brunel Road which leads off Barkers Lane and forms part of a small self-contained Industrial Estate. This established location is on the east side of Bedford and provides good access to the A421 and the A1 trunk road.

Permitted Use

Any use within use Classes B1 (Business), B2 (General Industry) or B8 (Warehouse / Distribution) would be considered. Motor vehicle repair uses will not be permitted.

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
Warehouse ground floor	31	330
Area under supported floor	33	359
Ground floor office	21	229
First floor offices	52	558
Mezzanine store	7	71
Total gross area	186	1,997
3 car parking spaces		

21 Brunel Road, Bedford, MK41 9TG

Lease Terms

- Tenant responsible for all repairs and cost of building insurance (FRI terms)
- Service Charge for maintenance of common areas
- Rent payable quarterly in advance by direct debit
- Each party to be responsible for their own legal costs and surveyors fees

Standard Lease

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

Alternative flexible lease terms may be available.

Rent and other Charges

	Annual Rent	Business Rates 2018/19	Insurance Estimate	Service Charge Estimate 2017/18	Total Annual Cost	Total Per Month
Lease	£12,500	£4,032*	£300	£435	£17,267	£1,438.92

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, 3 phase electricity and gas 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 2007.

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 on:

Tel: 01234 276897
Fax: 01234 276830
Email: property@bedford.gov.uk
Address: Borough Hall
Cauldwell Street
Bedford
MK42 9AP

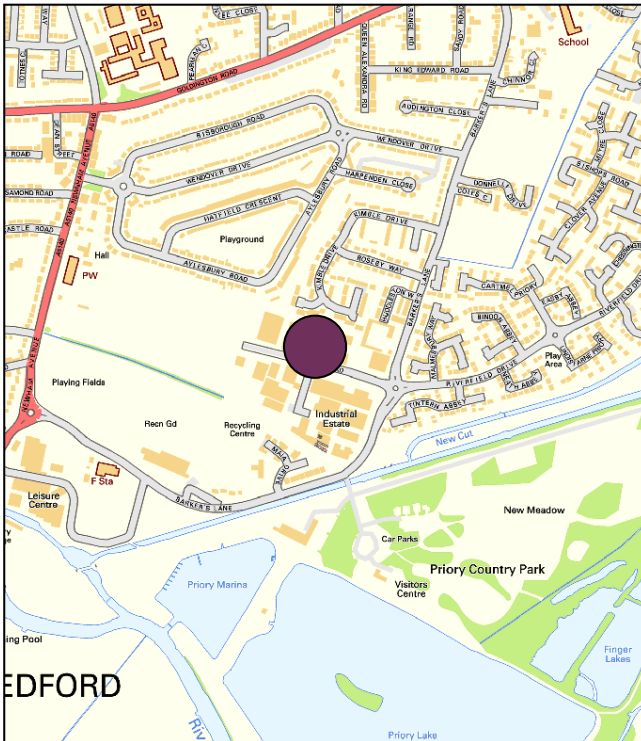
Commercial Landlords Accreditation Scheme

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. For further information please contact us or visit www.clascheme.org.uk.

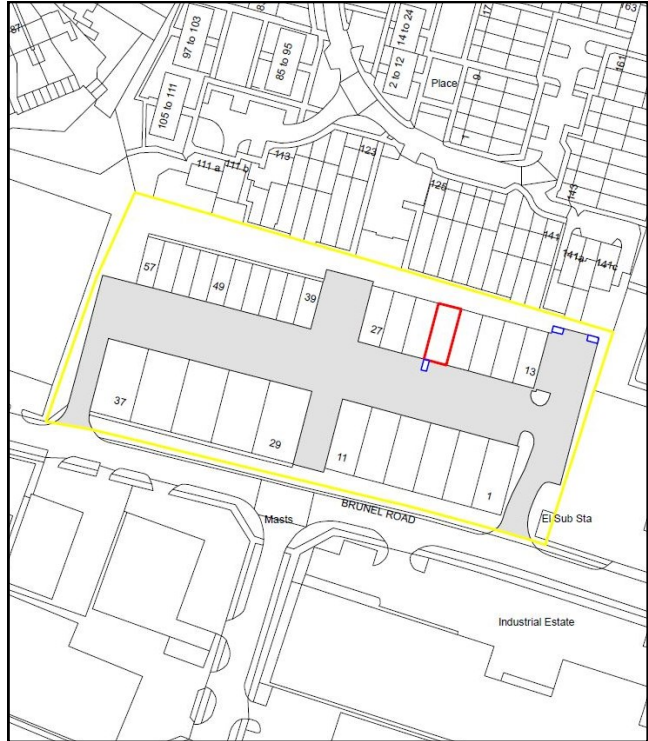
Internal Photos



Location Plan



Site Plan



This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. 100023275 2018

21 Brunel Road, Bedford, MK41 9TG

Awaiting EPC - on order

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 April 2018

We are a  Landlord

www.clascheme.org.uk