




To Let

Unit 5, Ampthill Road, Bedford, MK42 9JP

 £50,000 per Annum

 9,651.06 Sq Ft / 896.58 Sq M

 This Property comprises a self-contained industrial/warehouse premises extending to approximately 9,651.06 sq. ft, benefiting from an internal ceiling height of approximately 26.61 ft. The property provides predominantly open-plan warehouse accommodation with ancillary office and welfare facilities.

 The specification and clear internal height make the unit well suited to storage, distribution, trade counter, and light manufacturing occupiers (subject to planning). Local planning records confirm established commercial use within Class B8 (Storage & Distribution). The scale and configuration also provide longer-term flexibility, with potential for alternative uses subject to the necessary consents.



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Location

Positioned along Ampthill Road within a well-established commercial area of Bedford. The property benefits from strong roadside prominence and convenient access to the A6, providing connectivity to Junction 13 of the M1 and the wider regional motorway network.

Terms & Tenure

The premises are available by way of a new lease on flexible terms to be agreed.

Accommodation

Total Gross Internal Area: 896.36 sq. m (9,651 sq. ft) Industrial/warehouse accommodation with associated parking and loading provision.

Rates

Rateable Value £62,500. 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 B

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:



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