





Unit 3 & 4, Ampthill Road, Bedford, MK42 9JP

 £50,000 per annum

 9,590.25 Sq Ft / 890.92 Sq M

 This Property comprises a substantial self-contained industrial/warehouse premises extending to approximately 9,590.25 sq ft, with an internal ceiling height of approximately 25.98 ft (circa 26 ft clear). The property provides predominantly open-plan accommodation with ancillary office and welfare facilities.

 The layout offers operational efficiency and flexibility, suitable for manufacturing, storage, trade counter, or distribution occupiers (subject to planning). Local planning records indicate established commercial use within E and B8 (Storage & Distribution), supporting continued industrial occupation. The scale and configuration make the unit particularly attractive to SMEs and expanding regional operators seeking quality warehouse space.



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Location

Situated along Ampthill Road within an established commercial and industrial area of Bedford. The property benefits from strong roadside prominence and convenient access to the A6, providing connectivity to the M1 (Junction 13) and wider regional transport links.

Terms & Tenure

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

Accommodation

Total Gross Internal Area: 890.92 sq. m (9,590.25 sq. ft) Industrial/warehouse accommodation with associated parking and loading provision.

Rates

Rateable Value £60,000. 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 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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