



**Baker
Harman**

FOR SALE: WAREHOUSE/ COMMERCIAL UNIT



**Unit 4 Glenmore Business Park
Arkwright Road, Bedford,
MK42 0XY**

- 1,200 sq ft (111.48 sq m) warehouse/commercial unit
- Located in the popular Glenmore Business Park
- Rare Freehold opportunity.

LOCATION

Glenmore Business Park in Bedford is a new development of 23 units in a landscaped setting with an established commercial area. The site is situated on Arkwright Road, off Cambridge Road, and is within easy reach of the M1 via the A4210.

DESCRIPTION

The property benefits from the following specification:-

- Minimum eaves height of 6.00m
- Level access loading door 3m (W) x 3.92m (H)
- Separate personnel door
- First floor office/storage
- WC facilities/kitchenette
- Allocated parking spaces.

ACCOMMODATION

The property comprises the following Gross Internal Area (GIA):-

	Sq ft	Sq m
Ground Floor	775	72.00
Mezzanine Floor	425	39.48
Total	1,200	111.48

Site area: 1.41 acres (0.57 hectares).

EPC

The property has an EPC Rating of 41 within Band B.

BUSINESS RATES

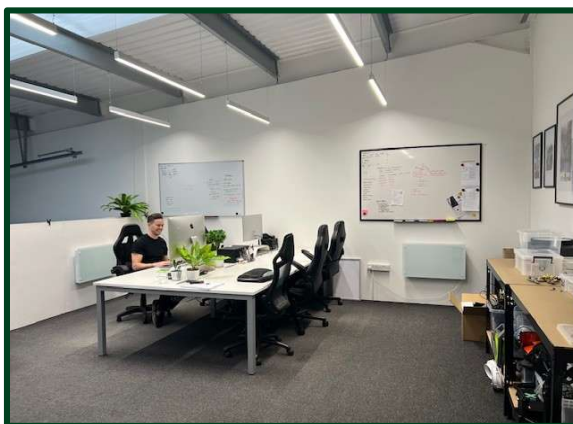
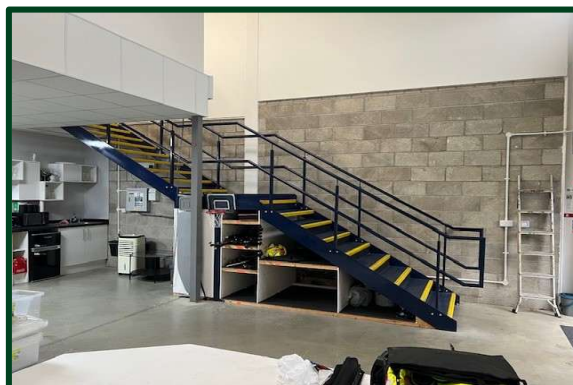
The property has the following Rateable Value:-
£10,250

The Uniform Business Rate for 2026/27 is 43.2p in the £.

It is possible that Small Business Rates may be applicable for this property. We would recommend that occupiers satisfy themselves of both the Rateable Value and the availability for Small Business Rates Relief.

VAT

The tenant shall be responsible for the payment of any VAT that becomes due.



SERVICES CHARGE

The unit is subject to a service charge for the upkeep of the commercial areas. This is charged on a proportionate basis.

TERMS

The property is available on a Freehold basis at a guide price of £275,000 exclusive.

SERVICES

We understand that the property has all mains services. Baker Harman has not tested any of the services and interested parties are requested to make their own enquiries in this regard.

LEGAL COSTS

Each party is to bear their own legal costs in respect of any transaction.

ANTI MONEY LAUNDERING (AML)

To comply with our legal responsibilities for Anti-Money Laundering, it is necessary to check all parties involved in this transaction. It is the responsibility for parties on both sides to provide information necessary to complete these checks before the deal is completed. Information required will include:-

- Corporate structure and ownership details;
- Identification and verification of ultimate beneficial owners;
- Satisfactory proof of the source of funds for the Buyers/funders/lessee.

VIEWING

To view and for further details please contact:



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