



Unit 2 Alexa Court, Cambridge Road Industrial Estate, Bedford, MK42 0LW

Mid-Terraced Industrial Unit

Summary

Tenure	To Let
Available Size	979 sq ft / 90.95 sq m
Rent	£15,000 per annum
Rateable Value	£10,750
EPC Rating	EPC exempt - EPC has been commissioned, will be available in less than 28 days

Key Points

- Established Industrial District
- A1/M1 Corridor
- A421 & A6 Proximity
- Forecourt Parking
- Mezzanine Floor
- 6m Ridge Height

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Location

Alexa Court, accessed off Aston Road, is located within the A1/M1 corridor at the established Cambridge Road Industrial Estate in Bedford. The estate offers good road links to the A421 and A6. Bedford town centre and train station is a short drive to the northwest.

Description

A mid-terraced industrial unit comprising 979 sqft (90.95 m2), arranged over ground floor and steel-framed mezzanine. The property benefits from:

- Forecourt parking (2-3 spaces)
- Roller shutter (2.97m wide x 3.50m high)
- Ridge height = 6m
- Steel-framed mezzanine floor
- Height under mezzanine = 2.28m
- Kitchenette and WC facilities

Terms

Available by way of a new full repairing & insuring (FRI) lease, for a term to be agreed, at a commencement rent of £15,000 per annum exclusive.

Rateable Value

The rateable value is £10,750. please note this is not rates payable and certain occupiers may qualify for nil rates payable.

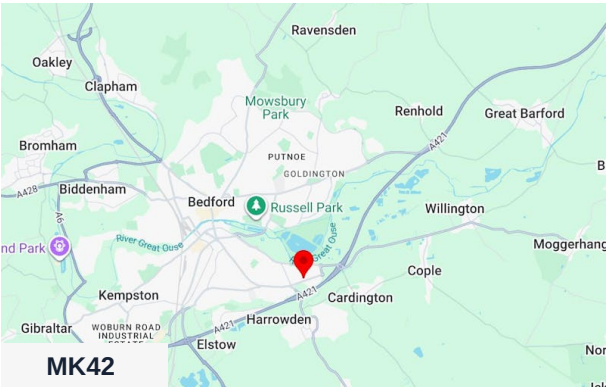
There is an estate service charge for the maintenance of the communal parts of the estate. Further information is available upon request.

VAT

To be confirmed.

Costs

Each party is to bear its own legal and professional costs incurred.



Viewing & Further Information



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