

Kingfisher Business Park, London Road – Bedford

**Units 14 & 15 Kingfisher Business Park,
London Road, Bedford – MK42 0NY**

Trade Counter / Showroom Unit
3,500 sq.ft. TO LET

- Busy, modern, purpose-built trade / showroom unit
- Immediately available
- 6m eaves height
- Excellent parking facilities
- Adjacent occupiers include; Screwfix, Toolstation, Dulux, Crown, Electric Center, Eurocell & Al-Murad.

Location

Bedford is located approximately 50 miles north of London, 10 miles east from Junction 13 of the M1 Motorway and 9 miles west of the A1 via the A600 London Road.

Kingfisher Business Park is prominently located on the A600 London Road, only a short distance from Bedford Town Centre and St Johns Out of Town Retail Park.

Access into Kingfisher Business Park is direct from the A600 London Road.

Description

The property forms part of the Kingfisher Business Park comprising 14 purpose-built trade counter units let to predominantly national occupiers including Screwfix, Toolstation, Al-Murad, Crown Decorating Centres, Electric Centre, Eurocell, Dulux Decorating Centres, Grahams, GSF amongst others.

The property is detached, on ground floor only, with glazed screens, customer entrance doors and front-loading door. The unit benefits from excellent signage and customer parking.

Accommodation

Description	sq.ft	sq.m
Ground Floor	3,500	325

The above floor areas are approximate gross internal floor areas.

Key Features

- Modern purpose-built trade counter
- Prime trade park location
- Adjacent to national trade occupiers
- Easy customer access
- 6m eaves
- Ample Customer Parking
- Immediately Available

Tenure

The property is available by way of an assignment.

Rent

£42,160 per annum exclusive.

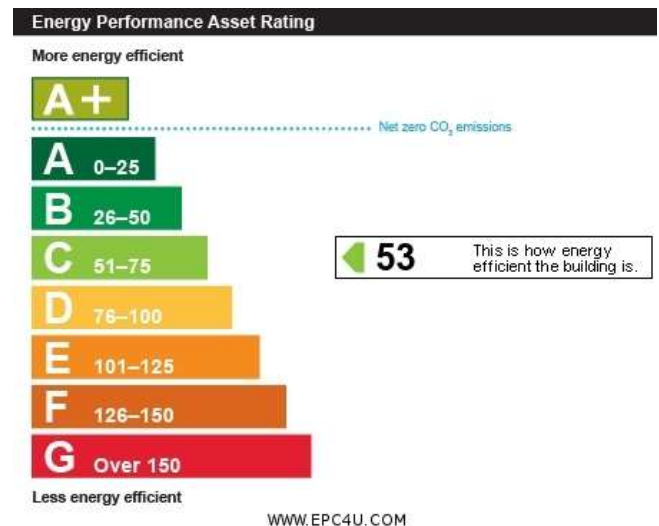
Rates

The rateable value is £24,500 pa.

Timing

Immediately available.

EPC



VAT

VAT is applicable.

Legal Costs

Each party is to bear their own legal and professional costs.

Viewing & Further Information

By prior appointment only.

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