# TO LET

**945 Sq Ft** (87.79 Sq M)

- Mid-terrace industrial unit
- Manual roller shutter loading door
- All mains services
- Ancillary office and W/C
- Eligible for 100% small business rates relief

## Unit A5B

Barton Industrial Estate, Faldo Road, Barton-Le-Clay, Bedford, MK45 4RP

Contact: Chris Richards or Viv Spearing

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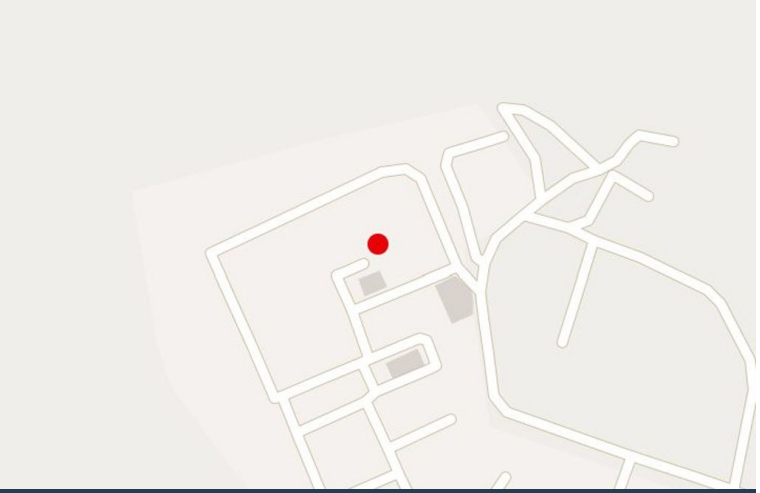

## Location

- Barton Industrial Estate is located on Faldo Road just off the A6 bypass which skirts round the village of Barton-Le-Clay and is roughly 6 miles from Luton and 13 miles from Bedford.
- The estate has good North-South access with Junction 12 of the M1 Motorway within 5 miles and the nearest junction to the A421 leading directly to the A1(M) 10 miles away respectively.
- Harlington railway station is 3.7 miles away and Flitwick is 5 miles away respectively.
- The village of Barton-Le-Clay is 1.2 miles distant which boasts a wide range of amenities.

what3words

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Google Maps

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## Description

- Comprising a mid-terrace light industrial unit.
- The unit benefits from a manual roller shutter loading door, all mains services, ancillary office space and W/C.

## Terms

Available by way of a new FRI lease for a term to be agreed at a rent of £12,000 per annum exclusive.

VAT is payable

## Accommodation (Gross Internal Area*)

| | | |
|---|---|---|
| **Total** | **87.79 SQ M** | **945 SQ FT** |

*The property has been measured in accordance with the RICS Property Measurements Standard 6th Edition

**EPC:** D (92)

**Business Rates:** The rateable value is £6,500. For the rates payable please contact us or www.voa.gov.uk

**Estate Charge:** There is a contribution towards shared external repair and maintenance of the estate. Further information available on request.

## Contact:


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VIV SPEARING

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