



3 London Road

Bedford, MK42 0PB

Freehold industrial site for sale with vacant possession in Bedford

3,805 sq ft
(353.50 sq m)

- Prominent corner location
- Substantial forecourt & parking
- Site area 0.076 ha 0.188 acres
- OIEO £375,000 excl, VAT invited on an unconditional basis

Summary

Available Size	3,805 sq ft
Price	Offers in excess of £375,000
Rateable Value	£24,500
EPC Rating	Upon enquiry

Description

The site has a sloping entrance from Elstow Road, placing the main car park, workshop and reception. The building is brick built with cavity walls on the ground and part of the first floor and has a steel truss roof with skylights. Staff facilities, offices and a small storage area are located on the first floor.

Location

Located on the corner fronting the junction between London Road and Elstow Road, 0.8 miles from Bedford town centre and offers excellent access to key transport routes, including the A421 (1.5 miles) connecting to the M1 at Junction 13, 10 miles away. Bedford Station, 1.1 miles from the unit, provides direct services to London St Pancras International. Nearby occupiers include Screwfix & Brewers Decorator Centre, as well as other logistics and manufacturing businesses.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	3,805	353.50
Total	3,805	353.50

Viewings

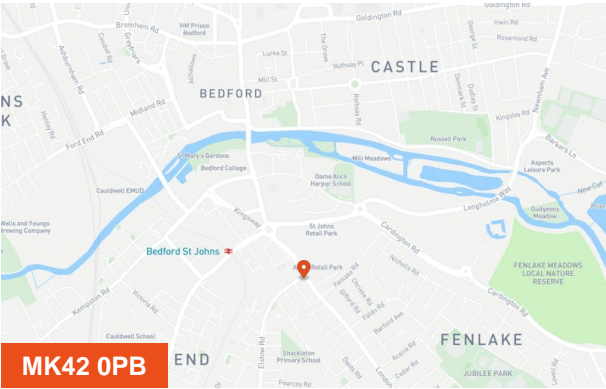
There will be designated viewing dates that are arranged through the sole selling agents Hartnell Taylor Cook.

Anti Money Laundering Procedures

In accordance with the current Anti-Money Laundering (AML) Regulations, the purchaser will be required to provide and satisfy the Vendor and their agents on the source of the funds used to acquire the property in advance of an exchange.

Legal Costs

Each party is to bear their own legal costs incurred in the transaction.

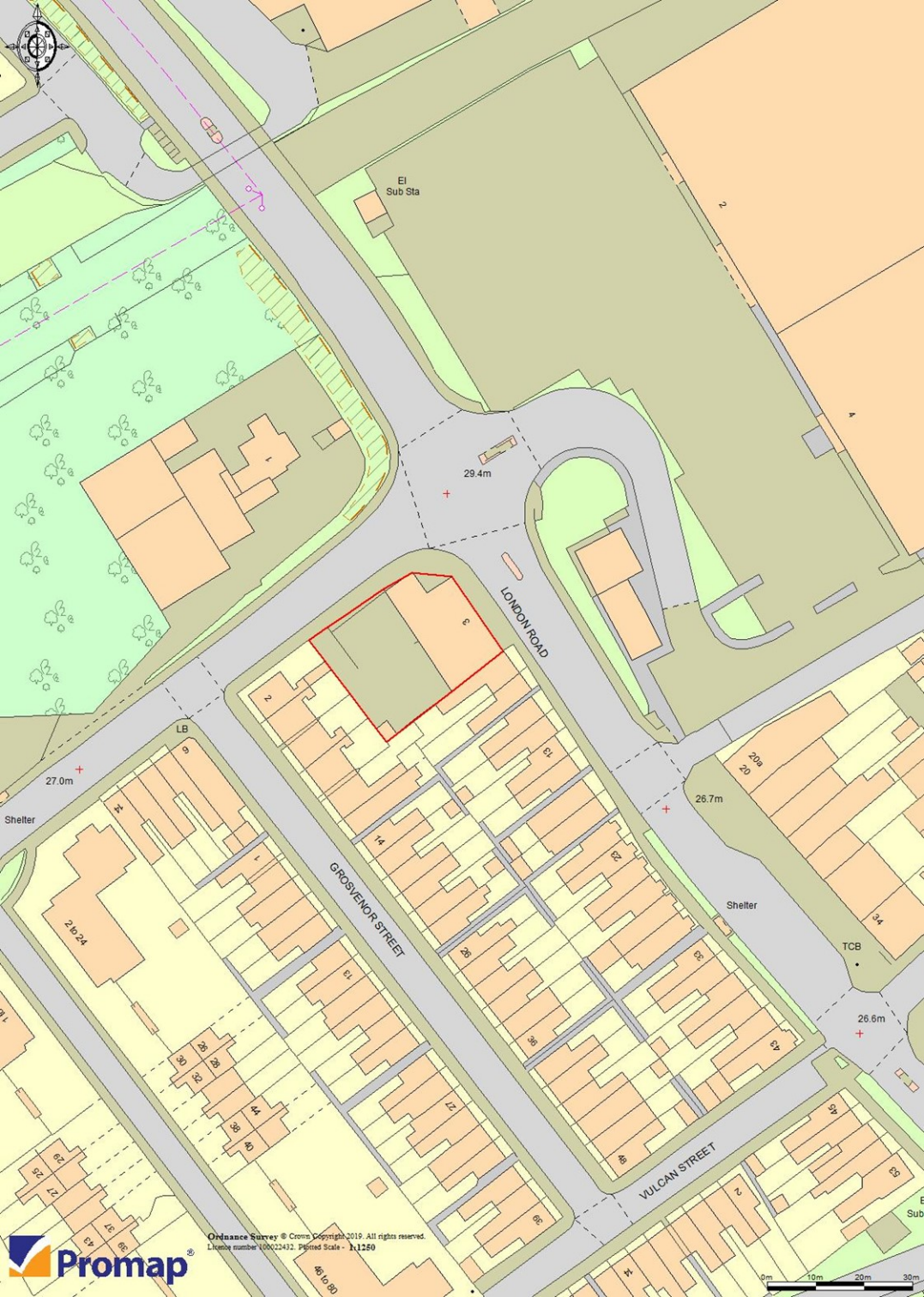


Viewing & Further Information

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El
Sub Sta

29.4m

LONDON ROAD

27.0m

Shelter

GROSVENOR STREET

26.7m

Shelter

TCB

26.6m

VULCAN STREET

