

Units G & H Bedford Business Centre, Mile Road, Bedford, Bedfordshire MK42 9TW

Virtual Freehold Office Investment

Lot 85

£69,543 per annum
exclusive



Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Reversion
Ground	Office	357.87 sq m	(3,852 sq ft)	MELLER DESIGN SOLUTIONS LIMITED (1)	5 years from 31/03/2017 on a full repairing and insuring lease (2)	£69,543	30/03/2022
First	Office	374.60 sq m	(4,032 sq ft)				
Totals		732.47 sq m	(7,884 sq ft)			£69,543	

(1) For the year ending 31st December 2016, Meller Design Solutions Limited reported a turnover of £21,236,894, pre-tax profits of £1,470,170 and a total net worth of £5,639,088 (Source: www.riskdisk.com 29/08/2017).

(2) The lease provides for a tenant option to determine on 30th March 2020 upon providing 6 months' prior written notice.

Key Details

- Let to Meller Design Solutions Limited on a five year lease renewal (subject to option)
- Tenant in occupation of Unit H since at least 2008
- Benefits from on-site parking
- Situated on well located and established business park

Location

Miles: 1 mile south-east of Bedford town centre
17 miles north-east of Milton Keynes
28 miles south-west of Cambridge

Roads: A5134, A600, A421, A6, M1 (Junction 13)

Rail: Bedford and Bedford St Johns Railway Stations

Air: London Luton Airport

Situation

The property is situated on the established Bedford Business Park, which is strategically located 1 mile south-east of Bedford town centre on Mile Road (A5134), which connects the A6 and the A421, which in turn provides access to the M1 and national motorway network. Nearby occupiers include Travis Perkins, Brewers, SIG Plc, European Oat Millers, Plumbase and the adjacent Bedford Academy.

Description

The property comprises two adjoining office buildings arranged over ground and first floors, benefiting from suspended ceilings, recessed Cat II lighting, central heating and the right to park 35 cars to the front and rear of the buildings.

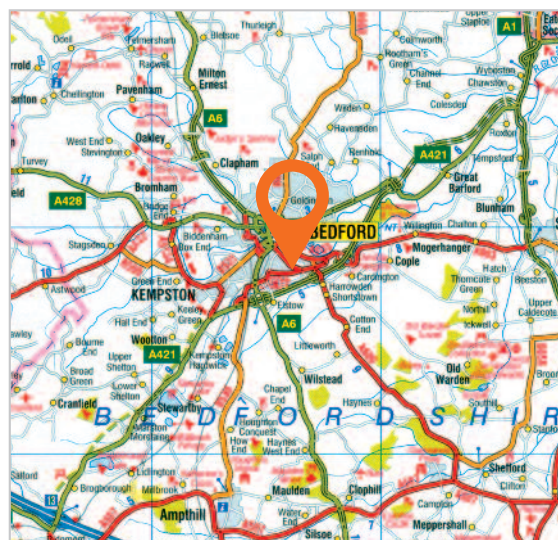
Tenure

Virtual Freehold. To be held for a term of 999 years from completion of the sale at a peppercorn rent.

VAT

VAT is applicable to this lot.

Six Week Completion



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