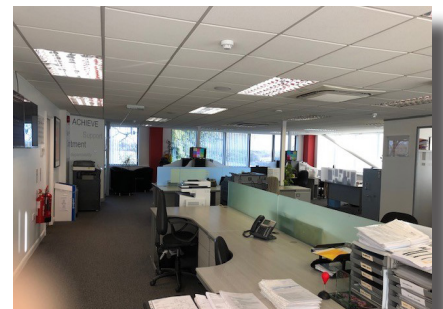
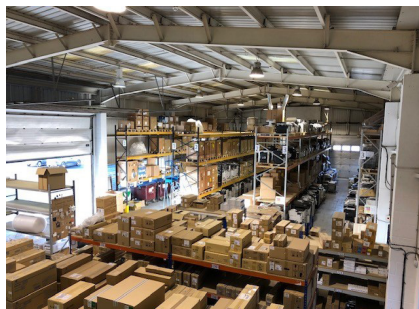


CHILTERN HOUSE

FALDO ROAD | BARTON LE CLAY | BEDFORD | MK45 4RP



GIA: 12,385 SQ FT (1,150.59 SQ M)



INDUSTRIAL UNIT WITHIN A SECURE SITE

LEASEHOLD ON APPLICATION

Eamon Kennedy MRICS

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LOCATION

The property is located in Barton-Le-Clay.

The property is within 0.1 mile of the A6.

Junction 12 of the M1 Motorway is within 5 miles.

Chiltern House is located on Barton Industrial Estate on Faldo Road.

The property can be found on the northern corner of the estate.



SPECIFICATION

Electricity, water and drainage.

Secure site with gated access.

Air conditioning and comfort cooling to offices.

CCTV - With police response access control

Large warehouse space with 5.5 metres Eaves height.

WC facilities.

Break out area to first floor offices

Electric access controlled gates

80 plus car parking spaces

2 security alarms

Fully racked warehouse - Price to be negotiated

Can come fully furnished - Price to be negotiated

DESCRIPTION

A self contained 1990s built single storey industrial unit with two storey offices to the

Large warehouse space, three loading doors to the front and two loading doors to the side.

Generous parking provision.

FLOOR AREA

GIA - Gross Internal Area

The property has been measured in accordance with the RICS Property Measurements Standard 2nd Edition.

Warehouse and office space 12,385 SQ FT | 1,150.59 SQ M

Areas quoted are approximate and should not be held as 100% accurate.

TERMS AND BUSINESS RATES

Leasehold: ON APPLICATION

Rateable Value: £51,500

The current multiplier for 2019/2020 is £50.4p

EPC: D (97)

VAT: Applicable



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Energy Performance Certificate Non-Domestic Building



Chiltern House
Faldo Road
Barton Le Clay
BEDFORD
MK45 4RP

Certificate Reference Number:
0250-0737-3129-2327-5002

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at www.gov.uk/government/collections/energy-performance-certificates.

Energy Performance Asset Rating

More energy efficient



..... Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

97 This is how energy efficient the building is.

