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Property Consultants: Commercial Agency:  
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## **TO LET NEW COMMERCIAL PREMISES Unit 1, Marston Business Park, Lower Hazeldines, Marston Moretaine Bedford MK43 0XT**



**1,920 sq.ft. (178 sq.m.)**

- **New development**
- **Available on new lease terms**
- **Easy access to A421 dual carriageway, A1 and Junction 13 of the M1**

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A list of directors and chartered surveyors is available from the registered office.

Company Registration No. 3445835

## **Unit 1 Marston Business Park Marston Moretaine MK43 0XT**

### **LOCATION**

The site is well placed just to the east of the A421 bypass road that connects with the A1 dual carriageway at the Black Cat Roundabout, approximately 21 km away, and the M1 at Junction 13 is 5.5 km distance. Milton Keynes and Bedford are both within easy reach. As you enter Marston Moretaine village from Bedford, turn left at the roundabout onto Chapel Road which leads onto Gold Furlong, then left onto Lower Hazeldines and the units are located at the end of this road.

### **DESCRIPTION**

Marston Vale Business Park is a high quality development of commercial units providing a range of uses with B1 planning.

Unit 1 is a corner building with glazing down one side and clear roof lights to provide ample internal light. The building offers clear internal space with a ridge height of 23ft [7m] and eaves of 20ft [6m].

### **ACCOMMODATION**

Unit 1	1920sq.ft	178sq.m
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The unit provides clear internal space with translucent roof lighting. Internet connection, gas and electricity available and electric roller shutter doors of good height 13ft wide x 17ft high [3.96m x 5.18m]. There is ample onsite parking and good clear loading access.

The accommodation as laid out comprises:

Entrance	99 sq ft	9.19 m <sup>2</sup>
Kitchen area	121 sq ft	11.24 m <sup>2</sup>
Office area	58 sq ft	5.38 m <sup>2</sup>
Toilet		

### **SERVICES**

All mains services are understood to be connected to the premises together with broadband fibre connection.

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### **RATES**

Rateable Value     £21,750

*Information can be sought from the local Valuation Office*

### **TENURE**

The property is offered leasehold on a standard repairing and insuring liability for a term of length to be agreed.

### **RENT**

Unit 1 - £24,000 per annum exclusive

### **POSSESSION**

Upon completion of legal documentation.

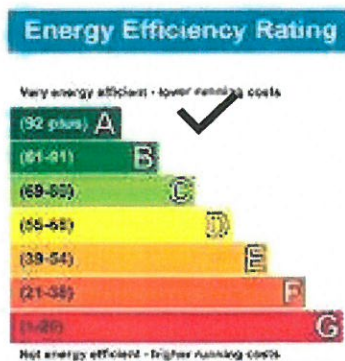
### **LEGAL COSTS**

Each party to bear their own legal costs

### **VAT**

All figures are exclusive of VAT. Value added tax may be payable and prospective lessees ought to satisfy themselves in respect of the position regarding VAT and take professional advice if necessary.

### **EPC A Rating**



### **VIEWING**

Strictly by appointment with  
the agents Cliftons:  
01767 312131 or 600111

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