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*Duncan Welch & Co
Peterson House
2a Tennyson Rd
Luton
Bedfordshire
LU1 3RT*

**UNIT 16 BARTON INDUSTRIAL ESTATE
FALDO ROAD
BARTON LE CLAY
BEDFORDSHIRE
MK45 4RP**

**BUSINESS / WAREHOUSE UNIT
TO BE LET
1,299 SQ FT (120.6 M2)**



LOCATION

Barton Industrial Estate is situated off the A6 dual carriageway on the out skirts of Barton-Le-Clay which in turn is approximately 6 miles north of Luton. The M1 Motorway can be accessed via junction 12, which is approximately 5 miles distant.

DESCRIPTION

The premises comprise a single storey mid terraced factory/ warehouse unit, having a full height roller shutter door, 3 phase power supply, Internally the property provides a mix of office and storage areas. The unit is fronted by a forecourt providing parking space for 6 vehicles

Duncan Welch & Co for themselves and for the Vendors or Lessors of the property whose agents they are give notice that; i) That particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of, an offer or contract; ii) All are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; iii) No person in the employment of Duncan Welch & co has any authority to make or give any representation or warranty whatsoever in relation to this property. Price and Rent may be subject to VAT and prospective buyer or tenant must satisfy themselves concerning the correct VAT position.

LEASE

The premises are available on a new full repairing & insuring lease for a term to be agreed. The lease will exclude Sections 24-28 of The Landlord & Tenant Act 1954.

RENT

£15,250 per annum exclusive.

VAT

VAT is applicable to rent and other associated property charges.

BUSINESS RATES

The premises have a current rateable value (RV) amounting to £5,900 per annum. Please note that this is the gross rateable value not the amount payable.

SERVICE CHARGE

The ingoing tenant will be responsible for payment of the Estate Service charge, Further information on request

INSURANCE

The ingoing tenant is to be responsible for payment of the annual insurance premium. Further information on request.

LEGAL COSTS

The ingoing Tenant is to be responsible for payment of the Landlords legal costs in this matter.

VIEWING

By appointment via sole agent: -

DUNCAN WELCH & COMPANY
01582 - 725302
e-mail: jamieduncan@duncan-welch.co.uk