



- Commercial Property Sales & Lettings
- Property Management
- Valuations
- Dilapidations
- Rent Reviews

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

**UNIT 3, PULLOXHILL BUSINESS PARK  
GREENFIELD ROAD  
PULLOXHILL  
BEDFORDSHIRE  
MK45 5EY**

**FACTORY / WAREHOUSE UNIT  
TO BE LET  
3,516 SQ FT (326.65m<sup>2</sup>)**

**+ MEZZANINE 1,642 SQ FT (152.55m<sup>2</sup>)**



Photograph taken in 2020

**LOCATION:**

Pulloxhill Business Park is an established business location on the outskirts of Pulloxhill. The village lies to the west of the A6 approximately 9.5 miles north of Luton, and 11.5 miles south of Bedford. The M1 can be accessed at junction 12, which is approximately 4 miles distant.

**DESCRIPTION:**

The premises comprise a single storey, terraced factory unit, built in the late 1980's. The property is of steel portal frame construction, with elevations of brick / blockwork, and metal profile cladding. There is additional office accommodation at first floor level, and a substantial mezzanine floor.

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.

**SIZE:** 3,516 SQ FT (326.65 m2) + mezzanine 1,642 SQ FT (152.55 m2).

**AMENITIES:**

Minimum Eaves Height 17ft  
Up & Over Loading Door 15ft high approx  
Male & Female WC's  
Kitchen / Staff Room  
Ground Floor Reception Office  
First Floor Offices  
Fluorescent Lighting  
Three Phase Electricity  
Substantial Mezzanine  
Gas Warm Air Heating to Factory

**TENURE:**

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

**RENT:**

£39,950.00 per annum exclusive.

**VAT** will be applied to the rent.

**BUSINESS RATES:**

The premises currently have a rateable value of £26,250 with effect from the 1<sup>st</sup> of April 2017. This is the gross rateable value, not the amount payable

**IMPORTANT:**

Any services, fixtures fittings, appliances and other items of equipment referred to in these particulars have not been tested by this firm. Therefore, no warranty can be given in respect of their operation. Prospective occupiers should satisfy themselves as to their condition.

**Estate Service Charge:** The tenant to reimburse the landlord the cost of the annual estate service charge.

**Building Insurance Premium:** The tenant to reimburse the landlord the cost of the annual building insurance premium

**LEGAL COSTS:**

The ingoing tenant to be responsible for payment of the landlord's legal costs in this matter.



- Commercial Property Sales & Lettings
- Property Management
- Valuations
- Dilapidations
- Rent Reviews

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

**VIEWING:**

By prior appointment via sole letting agent: -

**DUNCAN WELCH & COMPANY**  
**01582 – 725302**  
e-mail: [info@duncan-welch.co.uk](mailto:info@duncan-welch.co.uk)

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.