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

**UNIT B6 BARTON INDUSTRIAL ESTATE  
FALDO ROAD  
BARTON LE CLAY  
BEDFORDSHIRE  
MK45 4RP**

**FACTORY / WAREHOUSE UNIT  
TO BE LET  
2,500 SQ FT (232.3m<sup>2</sup>)**



## **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 end of terrace unit occupying a prominent position facing the main estate access road.

Duncan Welch & Co for themselves and for the Vendors or Lessors of the property whose agents they are given 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.

## **AMENITIES**

- **3 Phase Electricity Supply**
- **Propane Gas Fired Warm Air Heater**
- **Single Office**
- **Electrically Operated Roller Shutter Door**
- **Kitchenette & Disabled Specification WC**
- **Fluorescent Lighting**

## **LEASE**

The premises are available on a new full repairing & insuring lease for a term to be agreed. The lease is to exclude the Security of Tenure & Compensation Provisions of The Landlord & Tenant Act 1954.

## **RENT**

**£23,750 per annum exclusive.**

## **VAT**

VAT is applicable to rent and other associated property charges.

## **BUSINESS RATES**

To be assessed.

## **SERVICE CHARGE**

The ingoing tenant will be required to contribute to the estate charge which amounts £2,341.63 per annum plus VAT.

## **INSURANCE**

The annual insurance for this property amounts to £200.58 plus VAT.

## **ENERGY PERFORMANCE CERTIFICATE**

The property has an Energy Performance Asset Rating of B.

## **LEGAL COSTS**

The ingoing Tenant is to be responsible for the Landlords legal costs in this transaction.

## **VIEWING**

By appointment via sole agent: -

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