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

**UNIT E2 BARTON INDUSTRIAL ESTATE  
FALDO ROAD  
BARTON-LE-CLAY  
BEDFORDSHIRE  
MK45 4RP**

**FACTORY / WAREHOUSE UNIT  
TO BE LET**

**4,030 SQ FT (374.4M2)**



## **LOCATION**

Barton Industrial Estate is situated off the A6 dual carriageway on the outskirts 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 terraced factory/warehouse unit.

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.

## **AMENITIES**

- **Full Height Roller Shutter Loading Door**
- **3 Phase Electricity**
- **Fluorescent Lighting to Factory/Office Areas**
- **WC Facilities**

## **LEASE**

The premises are available on a new Full Repairing & Insuring Lease for a term to be agreed. The lease will be excluded from sections 24-28 of the Landlord & Tenant Act 1954.

## **RENT**

£35,250 Per Annum Exclusive.

## **VAT**

VAT is applicable to the rental and the estate service charge.

## **BUSINESS RATES**

This premises has a current Rateable Value (RV) £16,500. Please note that is not the amount payable.

## **SERVICE CHARGE**

The ingoing Tenant will be required to contribute to the estate charge, which amounts to £3,694.20 per annum plus VAT.

## **INSURANCE**

The annual insurance for this property amounts to £323.34 plus VAT.

## **LEGAL COSTS**

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

## **VIEWING**

By prior appointment via sole letting agent: -

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