

**DUNCAN
WELCH & CO**

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

**YARD S1 / S2
BARTON INDUSTRIAL ESTATE
FALDO ROAD
BARTON-LE-CLAY
BEDFORDSHIRE
MK45 4RP**

**17,800 SQ FT (1,653.66 M2)
STORAGE LAND / YARD
TO BE LET**



LOCATION

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

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.

DESCRIPTION

The premises comprise an area of yardage/storage land, without buildings. The site is fully fenced and gated and has a single-phase electricity supply. The premises are suitable for various storage uses, but please note that the business of motor vehicle sales, repairs, salvage, breaking and used tyre storage, will not be permitted.

LEASE

The premises are available upon a new lease for a term to be agreed. The lease will be contracted outside the Landlord & Tenant Act 1954.

RENTAL

£36,000 p.a.x

VAT

VAT is applicable to rental & other estate charges.

BUSINESS RATES

Yard S1 & S2 Rateable Value will need to be reassessed.

SERVICE CHARGE

The tenant will be responsible for the estate service charge.

LEGAL COSTS

Each party to bear their own legal costs in this matter.

ENERGY PERFORMANCE CERTIFICATE

Not applicable

VIEWING

By appointment via sole agent: -

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