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FOR SALE
OR TO LET**



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GLENMORE
DEVELOPMENT
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GlenmoreBusinessPark

ARKWRIGHT ROAD, BEDFORD, MK42 0LE



23 SELF-CONTAINED B1, B2 & B8 COMMERCIAL/INDUSTRIAL/WAREHOUSE UNITS
WITHIN AN ESTABLISHED COMMERCIAL AREA

Units from 1,164 sq ft upwards with allocated parking





KEY FEATURES

- 6m internal eaves height
- 15 kN/m² ground floor loading capacity
- Sectional roller shutter loading doors
- High quality trapezoidal cladding systems to roofs and walls
- 10% daylight roof panels
- First floor suitable for office fit-out (subject to necessary consents)
- Allocated parking spaces

DESCRIPTION

The development provides a mix of light industrial and warehouse units built to a high standard with steel portal frames, low-level brick fascias and mini-rib cladding systems.

Each unit has a first floor capable of being used as offices (subject to necessary consents) and unit sizes run from 1,164 sq ft up to 1,550 sq ft although they will be capable of being combined to form larger units as necessary.

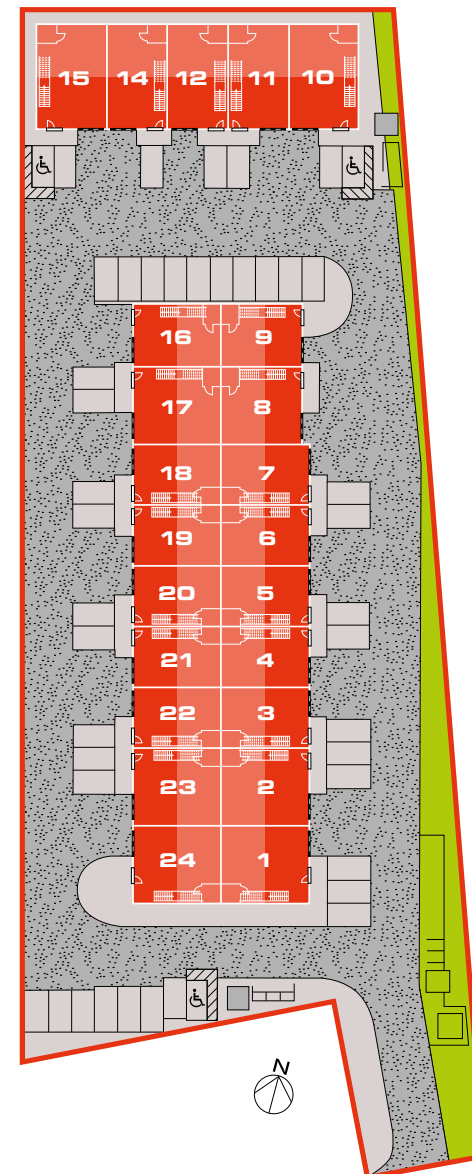
SERVICES

Mains gas, 3 phase electricity, water and telecoms ducting will be available.

ACCOMMODATION

Unit	Ground	Mezzanine	Total
1	998	513	1511
2	998	513	1511
3	776	388	1164
4	776	388	1164
5	776	388	1164
6	776	388	1164
7	776	388	1164
8	911	499	1410
9	722	382	1104
10	1033	517	1550
11	904	452	1356
12	904	452	1356
14	904	452	1356
15	1033	517	1550
16	790	382	1172
17	998	499	1497
18	776	388	1164
19	776	388	1164
20	776	388	1164
21	776	388	1164
22	776	388	1164
23	998	513	1511
24	998	513	1511

Measurements are square feet GIA.



LOCATION

Glenmore Business Park in Bedford is a new development of 23 units in a landscaped setting within an established commercial area. The site is situated on Arkwright Road, off Cambridge Road, and is within easy reach of the M1 via the A4210.

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- (i) They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
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