

**fisher  
german**

# Unit 7, Napier Road

Elms Farm Industrial Estate  
Bedford, MK41 0RB

Leasehold  
Industrial / Trade Counter

6,429 Sq.ft (597.3 Sq.m)



**To let** | £65,000 pa





## Amenities



Parking



EPC



Level Access  
Doors



Secure Yard



Roadside Location



Transport  
Links

## Unit 7, Napier Road

6,429 Sq.ft (597.3 Sq.m)

An established semi-detached industrial unit with trade counter use premises located on the popular Elms Industrial Estate in Bedford.

The premises comprises of the warehouse space, with roller shutter access loading door, an expensive

mezzanine storage space and male and female WC's, a personnel entrance into a trade counter reception, further offices to the ground floor and kitchenette.

In addition, there is a spacious, secure gated yard to the front elevation providing customer parking and delivery access.

Location

Napier Road is located on the Elms Farm Industrial Estate, a popular industrial estate located on the main A4280 road through Bedford and close to the A421 Bedford Bypass.

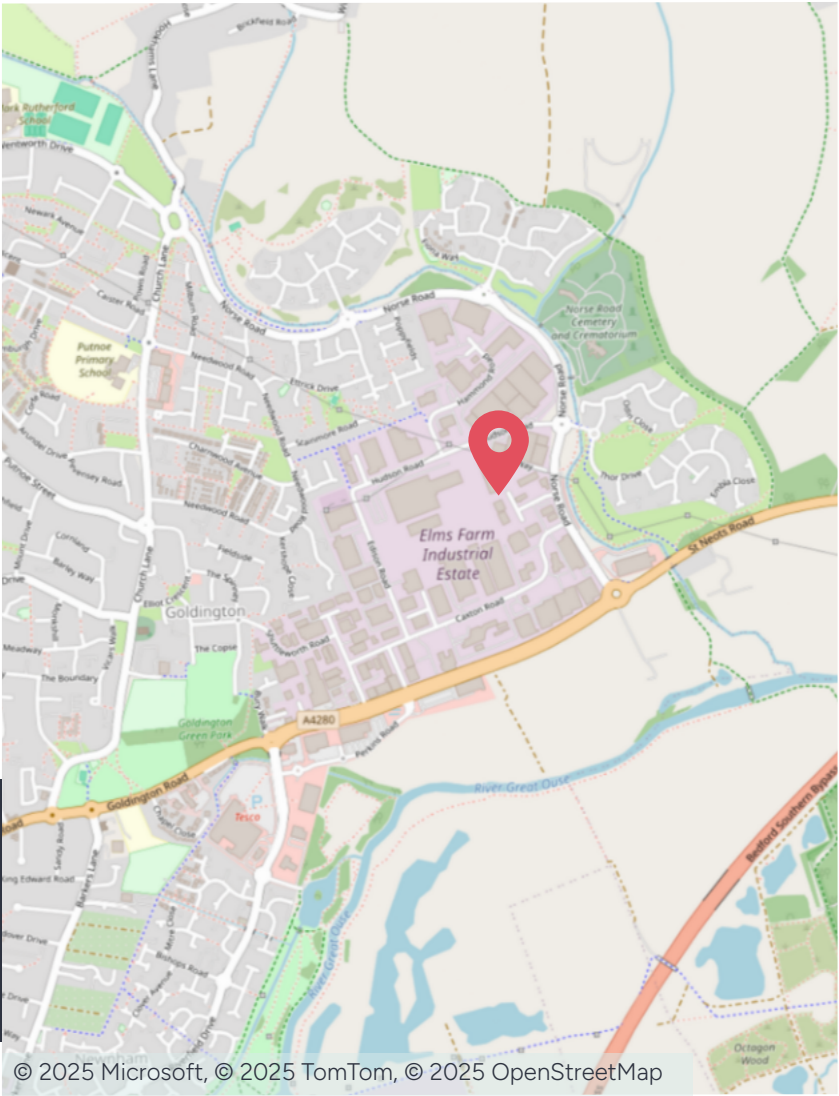
Bedford, the county town of Bedfordshire, is situated approximately 11 miles from junction 13 of the M1 and within approximately 9 miles of the A1. The Bedford southern bypass, the A421, provides a direct link to the A1, junction 13 of the M1 and Milton Keynes. The bypass also links with the A603, A600 and the A6 southbound to Luton.

Accommodation

Description	Sq.ft	Sq.m
Warehouse & Offices	4,634	430.5
Mezzanine	1,795	166.8
Total	6,429	597.3

Locations  
M1, J 13: 15 miles  
A1: 6 miles  
Milton Keynes: 22 miles

Nearest station  
Bedford: 3.7 miles  
Nearest airport  
London Luton: 32 miles





## Further information

### Lease Terms

This property is available to let by way of a new FRI lease for the leasehold on terms to be agreed at a rent of £65,000 per annum.

### Business Rates

Occupiers will be responsible for paying business rates directly to the local authority.

Rateable Value: £37,000

Rates Payable: £18,463

2025/2026 Rates payable 0.499p in the £.

### Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

### Services

We confirm we have not tested any of the service installations and any occupiers must satisfy themselves as to the state and condition of such items.

### EPC

The EPC rating is D - 76.



## Further information

### Fixtures & Fittings

Any fixtures and fittings not expressly mentioned within these particulars are excluded from the letting.

### Planning

The current permitted uses of the site fall within use class B8 of the Town and County planning order updated from the 1<sup>st</sup> September 2020.

### Anti Money Laundering

The successful tenant will be required to submit information to comply with Anti Money Laundering Regulations.

### VAT

Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax (VAT). Any intending tenant should satisfy themselves independently as to VAT in respect of this transaction.

### Viewings

Strictly by prior arrangement with the sole agents.

### Location

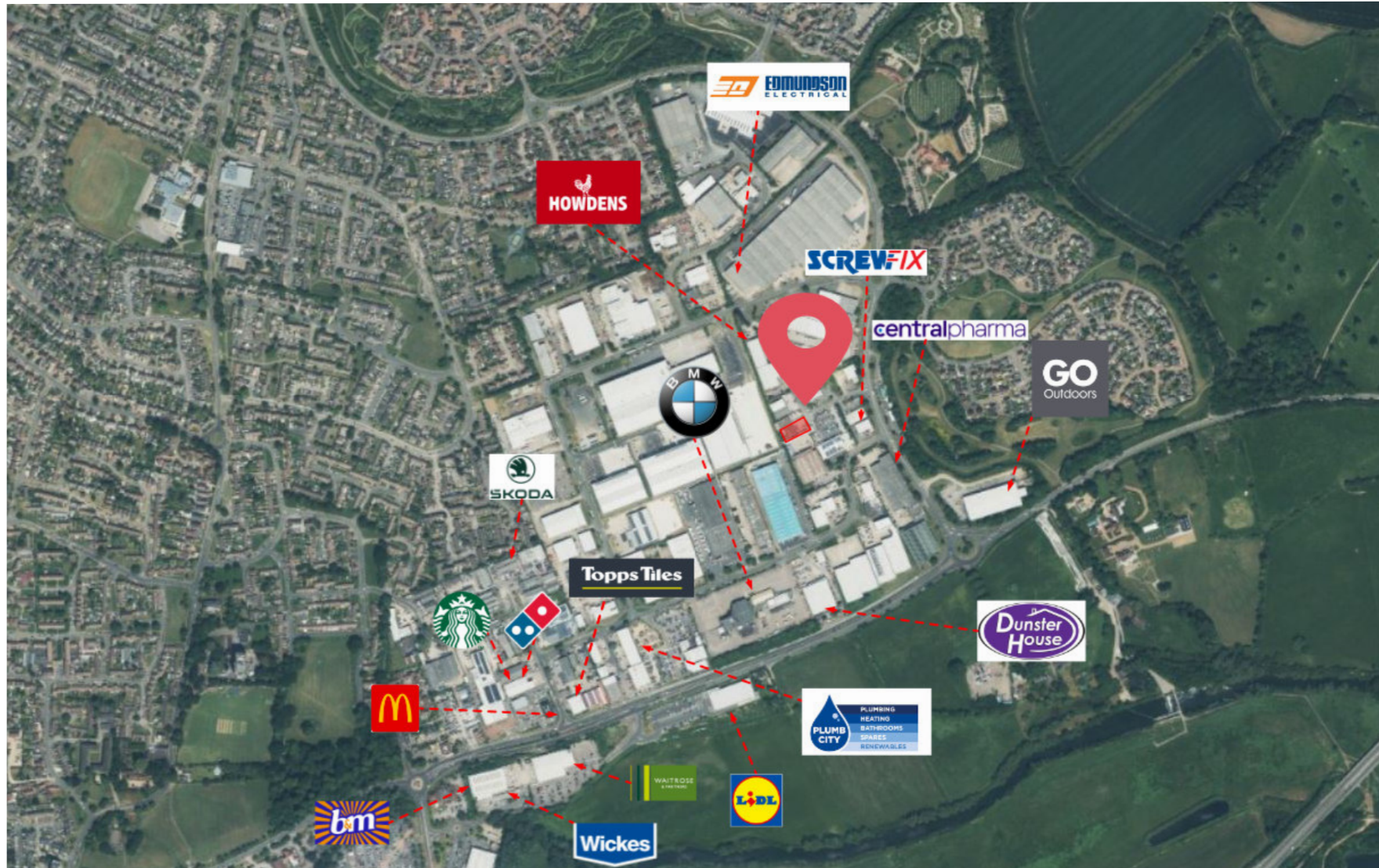
Address: Unit 7, Napier Road, Elms Farm Industrial Estate, Bedford, MK41 ORB

What3words: ///regard.names.little





## Location Plan



Unit 7, Napier Road, Elms Farm Industrial Estate, Bedford, MK41 0RB

## Contact us

Viewings by appointment only.

To arrange a viewing, please contact:



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Particulars dated May 2025. Photographs dated February 2025.



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