

Unit 9, Shuttleworth Court

Shuttleworth Road, Bedford, MK41 0EN

Freehold
Industrial Unit

1,144 Sq Ft (106.2 Sq M)



Guide Price | £150,000
By online auction



Amenities



Roller Shutter
Doors



Industrial Estate
Location



EPC



Eaves Height



Freehold



Car Parking

Unit 9, Shuttleworth Court

1,144 Sq Ft (106.3 Sq M)

Description

This is a mid-terrace industrial unit of steel portal frame construction available to purchase with vacant possession. There is a personnel door and a roller shutter loading access to the front elevation.

Internally the unit has a ground and first floor office and an open plan warehouse space with a concrete floor. There is a kitchen area and WC facilities also.

The unit has an internal minimum eaves height of 4.5m rising to a maximum eaves height of 5.8m.

Externally the unit has parking immediately to the front of the property and a single additional parking space within a bank of spaces to the far left of Shuttleworth Court.

****For sale by online auction (subject to sale prior, reserve and conditions)****

Location

Shuttleworth Court is prominently situated on Shuttleworth Road, within the well-established Elms Farm Industrial Estate, to the north-east of Bedford town centre. This strategic commercial location is home to a range of established light industrial, automotive and trade occupiers, creating a strong and active business environment.

The property benefits from excellent road connectivity, with convenient access to the A421 Bedford Bypass, providing direct links to the A1, M1, and the wider regional motorway network. Bedford town centre lies just a short drive away, as well as mainline rail services to London St Pancras International.

Shuttleworth Court offers an ideal setting for businesses seeking a practical, accessible and well-connected commercial location within one of Bedford's principal industrial areas.

Locations

M1 J13: 16.5 miles

A1: 6.4 miles

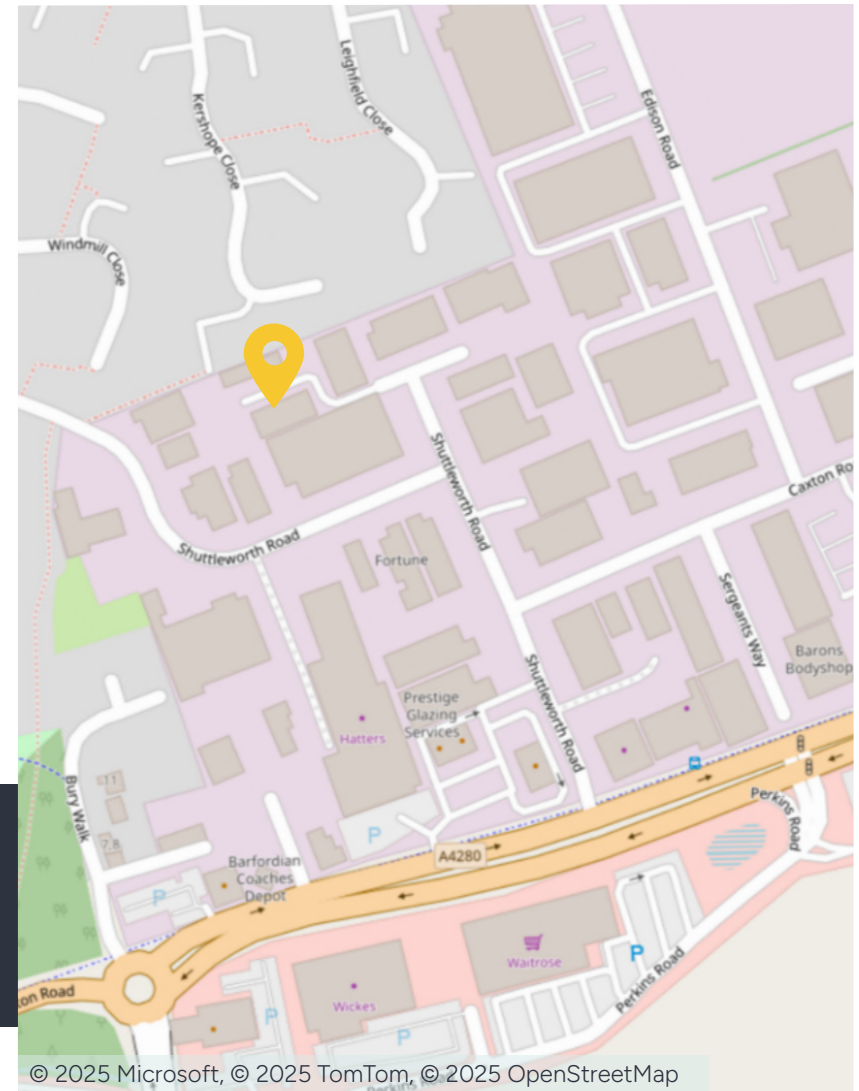
Milton Keynes: 23 miles

Nearest station

Bedford: 3.3 miles

Nearest airport

London Luton: 32.7 miles



Accommodation

Description	Sq Ft	Sq M
Warehouse	847	78.7
Office	197	18.32
Mezzanine Storage	100	9.31
Total	1,144	106.3



Further information

Important Notices

This property is available for sale by online auction. Interested buyers will need to register in advance and complete an ID verification before being able to place a bid. There is no charge for registering. Buyers should allow sufficient time to complete this process before the time period expires. Full details can be found on Fisher German's online auction page www.fishergerman.co.uk/current-auctions.

Guide Price

This property is available to purchase at a guide price of £150,000 exclusive of VAT.

Legal Pack

A legal pack and any special conditions will be available on Fisher German's online auction page and interested parties will need to register before accessing the legal documents. It is the responsibility of a prospective buyer to make all necessary enquiries prior to the auction.

Deposit

The full 10% deposit shall be transferred by the buyer to their solicitor for onward transmission by 12 noon the following working day to the seller's lawyer. It is therefore essential that you instruct your solicitor ahead of the auction.

Completion

Completion will take place 20 working days after exchange of contracts, unless otherwise varied and specified in the legal pack.

Condition of sale

The property will, unless previously withdrawn, be sold subject to common auction conditions and special conditions of each sale may be found in the legal documents section of the Fisher German online auction page. Each buyer shall be deemed to have notice of each condition and all the terms thereof and to bid on those terms whether they shall have inspected the said conditions or not.

Fees

The purchase of this property is subject to a combined buyer and admin fee of £6,000 including VAT as stated on the auction listing. The buyer will also be required to reimburse the search fees of £750 plus VAT.

Tenure

Available to purchase on the freehold title BD97276.

EPC

The EPC rating is C 73.

Business Rates

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

Rateable Value £10,250

Rates Payable £5,114.75

2026/2027 Rates Payable 0.499p in the £.

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.

Planning

The current permitted uses of the site fall within use class B2 of the Town and County planning order updated from the 1st September 2020.

Legal Costs

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

Fixtures & Fittings

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

Further information

Anti Money Laundering

The successful purchaser 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 purchaser should satisfy themselves independently as to VAT in respect of this transaction.

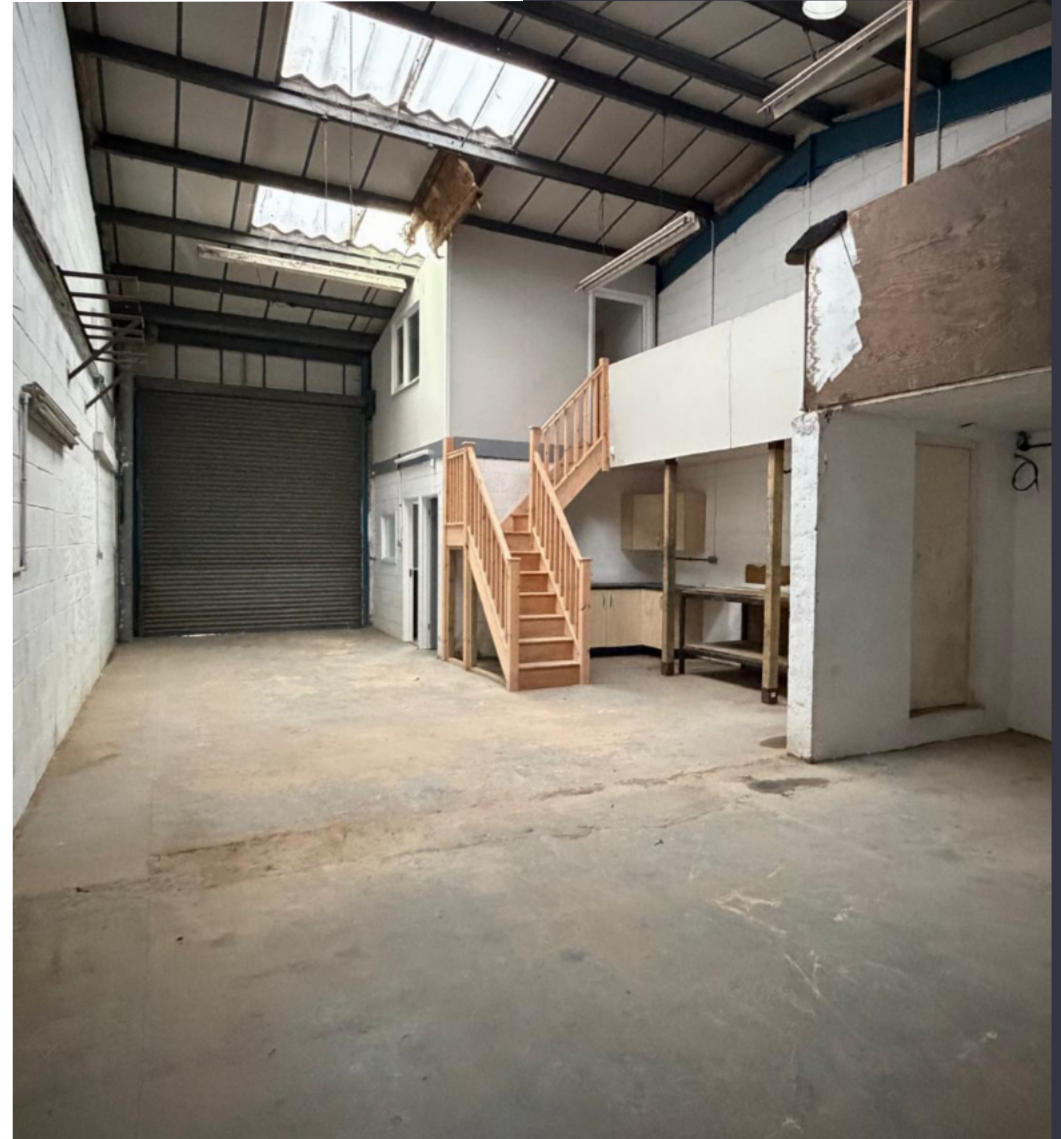
Viewings

Strictly by prior arrangement with the sole agents.

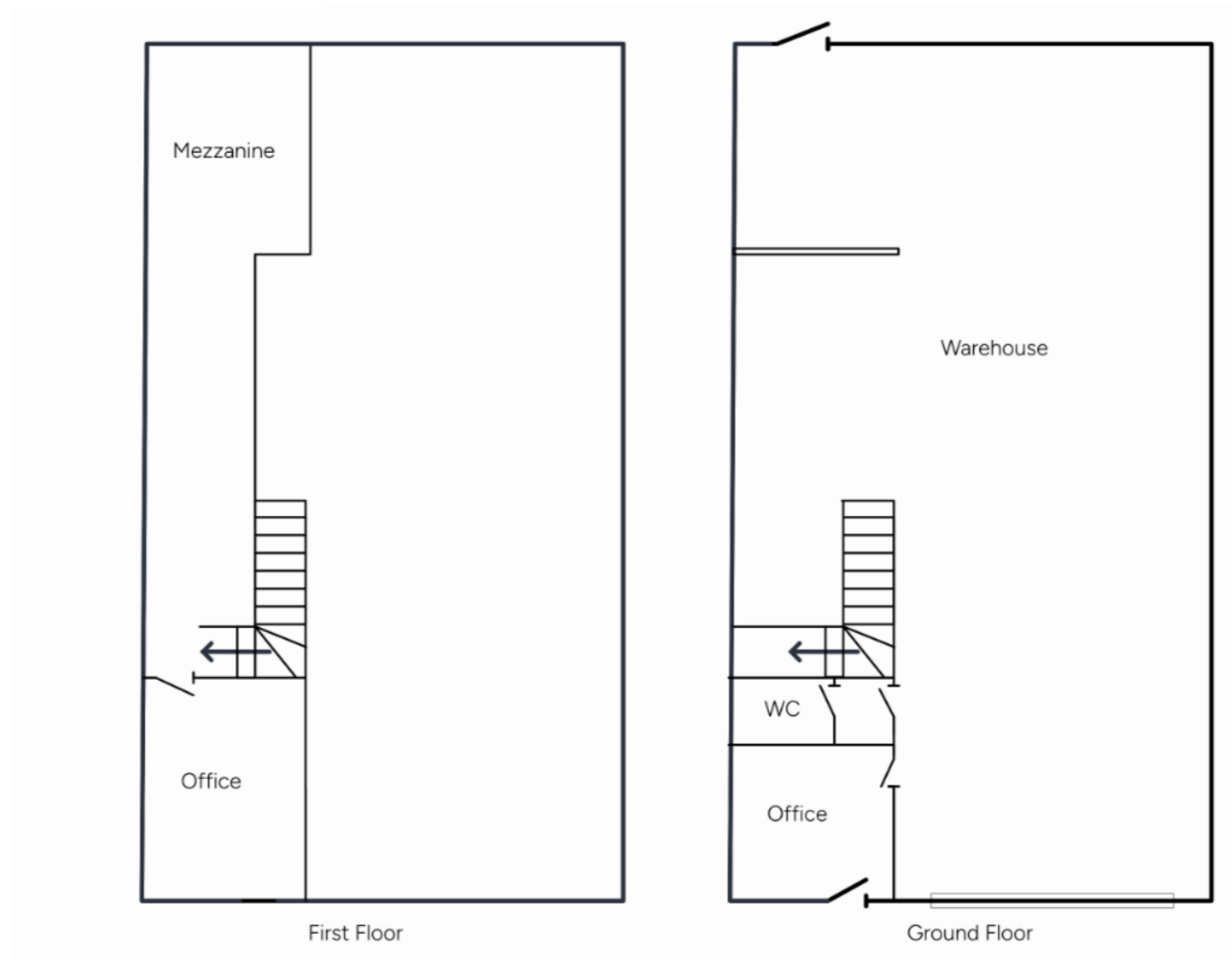
Location

Address: Unit 9, Shuttleworth Court, Shuttleworth Road, Bedford, MK41 0EN

What3words: ///jobs.feed.quick



Floorplan



Contact us

Viewings by appointment only.

To arrange a viewing, please contact:



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Particulars dated January 2026. Photographs dated January 2026.



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