

# To Let - Workshop

## Unit 6 Bedford Commercial Park, Innovation Way, MK43 9SP



### Description

Internally the unit comprises a workshop, office, kitchenette area & toilet facilities. It also benefits from electric dock leveller access door, LED lighting, gas fired heating, PV solar roof panels and fire alarms.

Outside there is a large service yard (45m depth) which provides great access for deliveries and unloading.

i-Worx is a new, high-quality cluster of 12 advanced technology and engineering workshop units by Bedford Borough Council with onsite dedicated space for development, educational workshop serving the schools and education communities of Bedford.

### Location

Located on Bedford Commercial Park, a new 45 acre mixed-use development located immediately adjacent to the A421 at Bedford. The strategic location is 7 miles east of M1 J13 and 12 miles west of the A1 Black Cat roundabout.

### Permitted Use

Advanced manufacturing - the use of technology, specifically innovative technology in the design and manufacturing process.

For example, automotive / aerospace machining, graphic design, textiles, manufactures of: basic pharmaceuticals, furniture, computer products and recorded media.

Other uses within this category may be considered subject to planning permission.

### Accommodation

Area		
Gross internal area	112 m <sup>2</sup>	1204 ft <sup>2</sup>
Eaves height	6 m	19.7 ft
5 car parking spaces		

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## Lease Terms

- Tenant responsible for all repairs and cost of building insurance (FRI terms)
- Service Charge for maintenance of common areas
- Rent payable quarterly in advance by direct debit
- Each party to be responsible for their own legal costs and surveyors fees

### *Standard Lease*

- 10 years with a rent review to market rent with a 5th anniversary rent review and break-option.

## Rent and other Charges

Annual Rent Per Annum	Service Charge Estimate 2026/2027	Insurance Estimate 2026/2027
£21,000	TBC	£TBC

VAT is currently not charged on the rent but the Council reserves the right to do so during the term of the lease.

\*Tenants may be eligible for small business rate relief dependent on the individual's business circumstances. For further information, please email Local Taxation: [localtax@bedford.gov.uk](mailto:localtax@bedford.gov.uk)

## Services

Mains Water, Electricity and Gas are available (Prospective tenants should make their own enquiries regarding connection)  
EPC Rating A

## Viewing

For further details or to arrange a viewing please contact Property Team on:

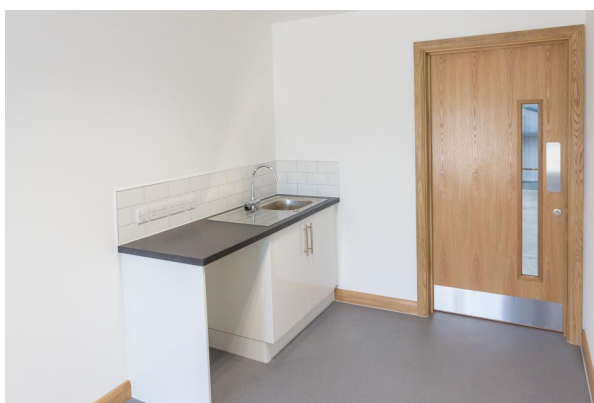
Tel: 01234 276895  
Email: [property@bedford.gov.uk](mailto:property@bedford.gov.uk)  
Address: Borough Hall  
Cauldwell Street  
Bedford  
MK42 9AP

## The Code for Leasing Business Premises

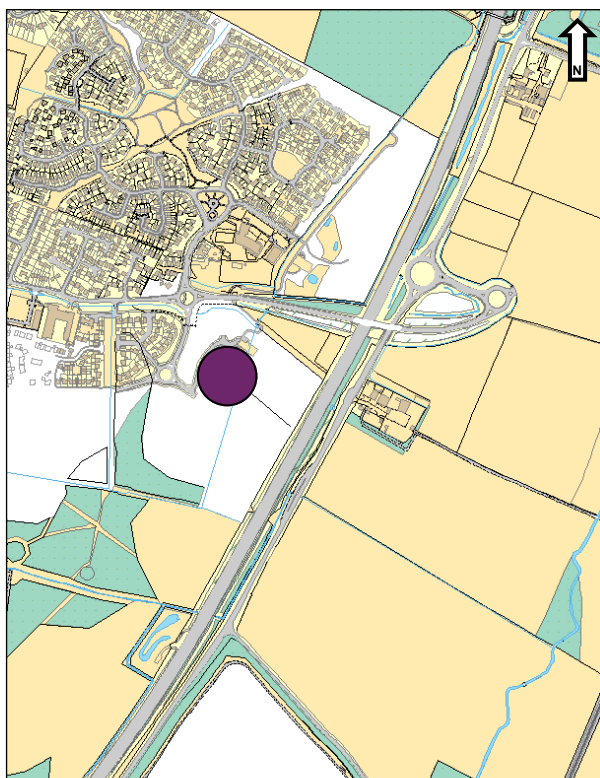
Bedford Borough Council has adopted the Code for Leasing Business Premises in England and Wales

For further information please contact us or go to [www.leasingbusinesspremises.co.uk](http://www.leasingbusinesspremises.co.uk)

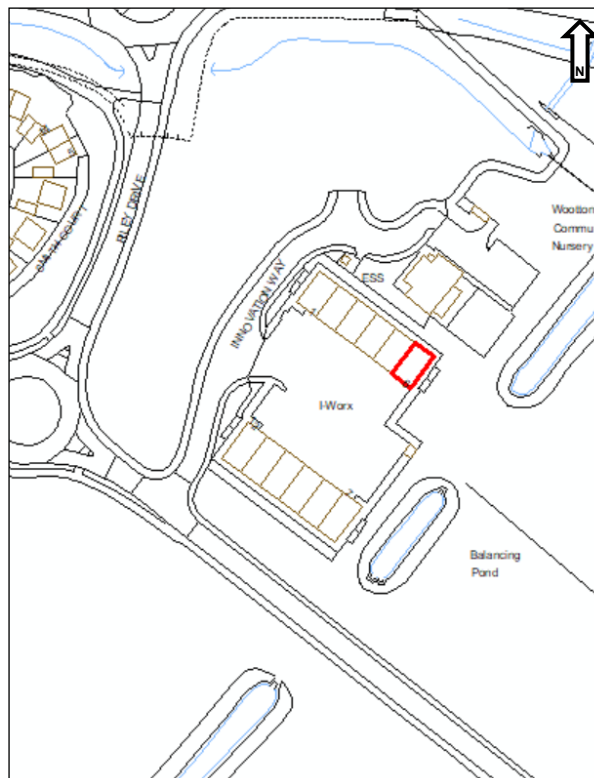
**Contact Us: 01234 276895**



**Location Plan**



**Site Plan**



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# Unit 6 Bedford Commercial Park, Innovation Way, MK43 9SP

## Energy Performance Certificate Non-Domestic Building



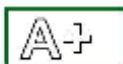
Unit 6, IWORX  
Bedford Commercial Park  
Fields Road  
BEDFORD  
MK43 9JH

**Certificate Reference Number:**  
0710-0731-3999-6221-5002

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at [www.gov.uk/government/collections/energy-performance-certificates](http://www.gov.uk/government/collections/energy-performance-certificates).

### Energy Performance Asset Rating

More energy efficient



Net zero CO<sub>2</sub> emissions

**A** 0-25

**16**

This is how energy efficient the building is.

**B** 26-50

**C** 51-75

**D** 76-100

**E** 101-125

**F** 126-150

**G** Over 150

Less energy efficient

### Technical Information

Main heating fuel:	Natural Gas
Building environment:	Heating and Natural Ventilation
Total useful floor area (m <sup>2</sup> ):	160
Assessment Level:	4
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year):	17.65
Primary energy use (kWh/m <sup>2</sup> per year):	154.65

### Benchmarks

Buildings similar to this one could have ratings as follows:

**28** If newly built

**82** If typical of the existing stock

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**Contact Us: 01234 276895**