

To Let - Industrial Units

Unit 9 and 10 Bedford Commercial Park, Innovation Way, MK43 9SP



Description

*Option to take as a whole or as individual units

Combined industrial accommodation providing clear-span warehouse space at ground floor level, with mezzanine floor across both units

Ground-floor office accommodation with associated welfare facilities, providing a practical balance of operational and administrative space The unit benefits from a full-height loading door, dedicated parking/forecourt area and good vehicular access, together with a modern specification and good internal eaves height.

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.

Unit 9 & 10 Bedford Commercial Park, Innovation Way

Lease Terms

- The property is available to let on a full repairing and insuring lease.
- Term to be agreed starting from £25,000 - £50,000 per annum depending on size taken.

Accommodation

Unit 9	Ground Floor	1,379 sq ft	128 sq m
	First Floor Mezzanine	1,246 sq ft	116 sq m
	Total	2,625 sq ft	244 sq m

(No stair access but capacity to install if wish mezzanine to remain)

Unit 10	Ground Floor	1,379 sq ft	128 sq m
	First Floor Mezzanine	754 sq ft	70 sq m
	Total	2,133 sq ft	198 sq m

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 : business.rates@bedford.gov.uk

Services

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

EPC Rating A

EPC Ratings

Unit 9:A-15

Unit 10: A-15

Viewing

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

Tel: 01234 276895

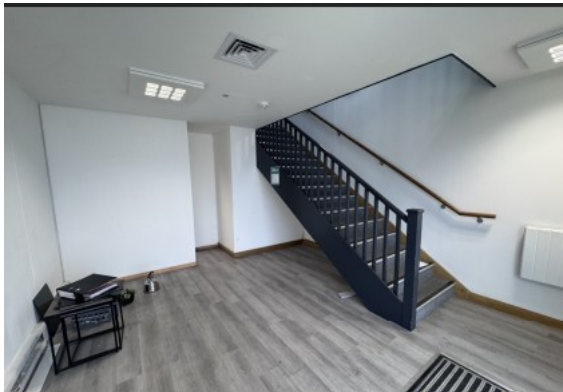
Email: property@bedford.gov.uk

Address: Borough Hall
Cauldwell Street
Bedford
MK42 9AP

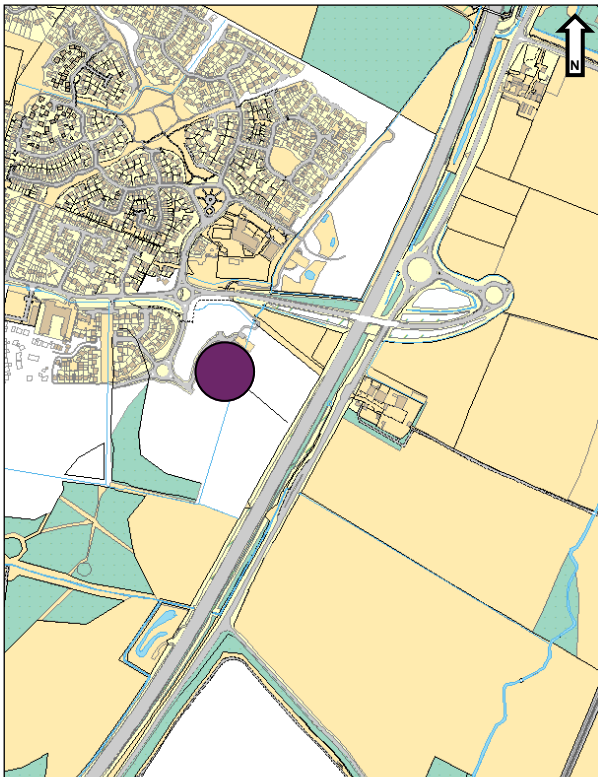
The Code for Leasing Business Premises

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



Location Plan



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Contact Us: 01234 276895