

# TO LET

763 Sq Ft (70.88 Sq M)

- Two Storey Office in Rural Business Park
- On Site Parking
- LED Lighting
- Central Heating
- Available Separately



## Unit 2 The Old Ford Rushey Ford Business Park

West End Road, Kempston Rural, Bedford, MK43 8RU

 **KirkbyDiamond**

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[kirkbydiamond.co.uk](http://kirkbydiamond.co.uk)



## LOCATION

- Rushey Ford Business Park in Bedford offers a strategic location near the A421, with easy access to the M1 and A1
- Set in a calm, green area, it supports various industries with flexible units, ample parking, and 24-hour security-ideal for businesses seeking a blend of rural charm and accessibility

/// what3words

///education.lamppost.begins

 Google Maps

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## DESCRIPTION

- A two-storey business unit in Rushey Ford Business Park offers versatile space suited for a variety of uses including retail, office, studio
- The unit offers open-plan layout on the ground floor, while the upper floor provides flexible office spaces with large windows
- The building is surrounded by ample parking, and this adaptable unit is ideal for a growing business seeking a professional, accessible location
- Comprising of open plan ground and first floor office space, kitchen, WC and parking
- Double glazed windows, oil to radiator central heating and LED lighting

## TERMS

The premises are to be let on a full repairing and insuring lease for a term to be agreed, at a rental of £16,500 per annum exclusive, but inclusive of service charge.

## ACCOMMODATION

<b>Total</b>	<b>70.88 SQ M</b>	<b>763 SQ FT</b>
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\*The property has been measured in accordance with the RICS Property Measurements Standard 6th Edition

**EPC: TBA**

**Business Rates:** The Rateable Value is £7,100 per annum. For the rates payable, please contact [www.voa.gov.uk](http://www.voa.gov.uk)

## CONTACT:

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