

TO LET

1,201 Sq Ft (111.57 Sq M)

- › Warehouse & Private Office/Sales Space
- › Four Dedicated Parking Spaces to front and side
- › Open plan with mezzanine storage
- › Security steel shutters to front loading and office access glazed doors



7 Broadmead Business Park

Broadmead Road, Stewartby, MK43 9NX

>D KirkbyDiamond

Contact: Diccon Brearley or Charlotte Beard

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kirkbydiamond.co.uk



LOCATION

- Located in the well established Broadmead Business Park, Stewartby.
- It offers easy road access to the A421 in 2.6 miles, linking M1 Junction 13 in 6.7 miles with the A1 Blackcat Roundabout in 13.4 miles.
- Milton Keynes central is 14.7 miles and Bedford Centre is 8.2 miles distant. Interchange Retail Park is 4.4 miles from the subject property.
- Bedford Mainline Railway Station is 6.4 miles and Bedford St Johns Station is 6.0 miles.
- Parking is allocated in the yard to the fore.

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Google Maps

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DESCRIPTION

- Single storey construction of steel portal frame with brick/block infill panels with profiled cladding above and to the roof.
- The roof incorporates daylighting panels.
- Storage mezzanine over office pods.
- End terraced with allocated parking, loading in forecourt and fire door to the rear
- Single and Three Phase Power

TERMS

Available by way of a new FRI lease for a term to be agreed at a rent of £14,000 per annum exclusive. VAT is not payable.



ACCOMMODATION (Net Internal Area*)

Ground Floor	90.21 SQ M	971 SQ FT
Mezzanine	21.37 SQ M	230 SQ FT
Total	111.57 SQ M	1,201 SQ FT

*The property has been measured in accordance with the RICS Property Measurements Standard 6th Edition

EPC: C - 71
and EICR Electrical Certificate

Business Rates: The rateable value is £10,500. For the rates payable please contact www.voa.gov.uk

Service Charge: Available upon request

CONTACT:

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