

# TO LET

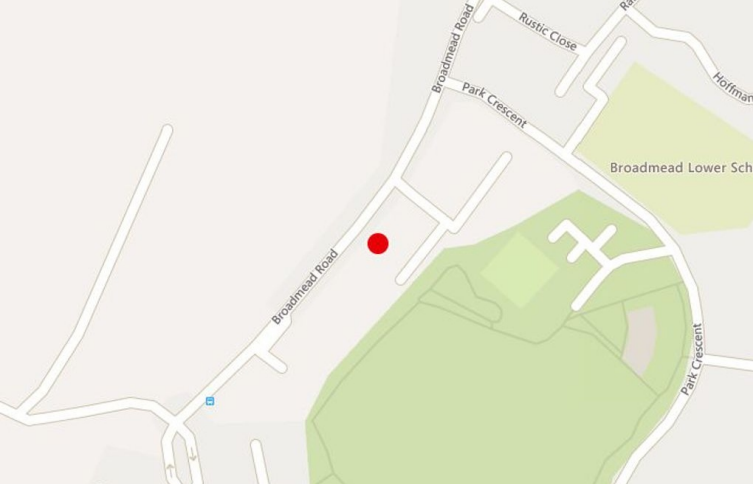
1,208 Sq Ft (112.22 Sq M)

- Open Plan & Private Offices plus a mezzanine storage area accessible from the warehouse.
- Single and Three-Phase Power are provided along with part air conditioning.
- Up and over roller shutter door 3.04m wide and 2.99m high.



## Unit 10

Broadmead Business Park, Broadmead Road, Stewartby, Bedford, MK43 9NX



## 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.
- 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.

 what3words

///winds.ends.openly

 Google Maps

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## DESCRIPTION

- Single storey steel portal framed industrial unit with daylighting panels.
- Newly refurbished with painted floors, redecorated walls and led lighting throughout.
- Storage mezzanine over office pod.
- End terraced with allocated parking and loading in forecourt.

## TERMS

Available by way of a new FRI lease for a term to be agreed at a rent of £16,500.00 per annum exclusive . VAT is payable



## ACCOMMODATION

Ground Floor	90.3 SQ M	972 SQ FT
Mezzanine	21.92 SQ M	236 SQ FT
<b>Total</b>	<b>112.22 SQ M</b>	<b>1,208 SQ FT</b>

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

EPC: 91 D

**Service Charge:** There is a contribution towards common part and external repair and maintenance. This is currently £240.00 per annum.

## CONTACT:

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