

TO LET

10,126 Sq Ft

(940.71 Sq M)

- Highly visible location
- Rear yard with additional storage building
- Mezzanine floor
- To be refurbished



66-70 Cauldwell Street

Bedford, MK42 9AB

>D KirkbyDiamond

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LOCATION

- The unit is located on Cauldwell Street close to Bedford town centre
- A highly visible and busy location at the junction of Prebend Street, opposite the Borough Hall and adjacent to Bedford hospital.
- Quick access to the A6 and A421 Bedford Bypass linking the A1 at the Blackcat Roundabout and the M1 Junction 13

 what3words
///prep.radio.encounter

 Google Maps
Click here



DESCRIPTION

- Former HSS Hire unit comprising a detached building with mezzanine floor and parking to the front of the site.
- At the rear is a self contained fenced and gated yard and an additional detached two storey storage building.
- The landlord will be completing a schedule of refurbishment works priory to any new letting. For further details please speak to the agent.
- The unit would best suit a trade counter user, but consideration will be given to most use classes (subject to planning)

TERMS

Available by way of a new FRI lease for a term to be agreed at a rent of £62,000. VAT is payable

ACCOMMODATION

Ground Floor	477.78 SQ M	5,143 SQ FT
First Floor	319.85 SQ M	3,443 SQ FT
Rear Storage Unit	143.07 SQ M	1,540 SQ FT
Total	940.71 SQ M	10,126 SQ FT

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

EPC: E-118

Business Rates: The Rateable Value is £29,000 per annum. For the rates payable, please contact www.voa.gov.uk

CONTACT:

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