

# TO LET

632 Sq Ft (58.71 Sq M)

- Private Location
- Good Security
- 1 Allocated Parking Space
- Air Conditioned
- Kitchen Area



## 3 Duckmill Lane

Bedford, MK42 0AX

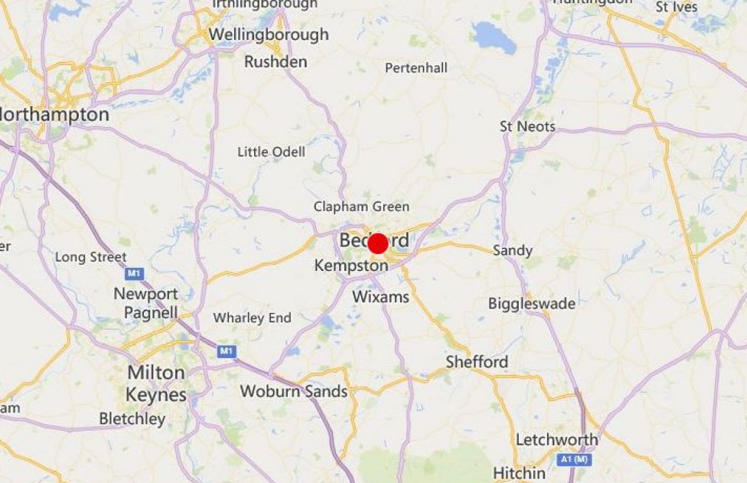
**>D KirkbyDiamond**

Contact: Nathan George or Charlotte Beard

Tel: 01234 905128

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





## LOCATION

- The property is located on Duckmill Lane.
- Within walkable distance for Bedford Town Centre.
- 0.8 miles from Bedford Railway Station.
- 2 miles from access links such as A421.

 what3words

///kind.bonds.bossy

 Google Maps

Click here



## DESCRIPTION

- Town Centre lock up/warehouse unit.
- Parking available
- There is the added benefit of additional storage space.
- Suitable for a start-up business.

## TERMS

Available by way of a new FRI lease for a term to be agreed at a rent of £11,000 per annum exclusive. VAT is payable.



## ACCOMMODATION

Ground Floor	58.71 SQ M	632 SQ FT
<b>Total</b>	<b>58.71 SQ M</b>	<b>632 SQ FT</b>

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

EPC: TBA

**Business Rates:** The Rateable Value is £4,500 per annum. For the rates payable, please contact [www.voa.gov.uk](http://www.voa.gov.uk)

**Service Charge:** Available upon request.

**Estate Charge:** Available upon request.

## CONTACT:

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