

TO LET

1,586 Sq Ft (147.34 Sq M)

- Allocated court yard parking
- Office and Industrial elements are available separately.
- Single and three phase electrics.



1 Church Road
Wilstead, Bedford, MK45 3HH

>D KirkbyDiamond

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LOCATION

- The premises are located at the junction of Luton Road and Church Road in the centre of the village of Wilstead.
- Direct links onto the A6.
- Within 7-minutes of the A421.
- Situated closely to Wixams and Bedford.

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Google Maps

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DESCRIPTION

- The office element has a dedicated entrance from the front courtyard and provides multiple office suites internally, with kitchenette and WC.
- The industrial element can be accessed internally from the offices, but also benefits from a double width door.
- Allocated parking on site.

TERMS

The premises are to be let on a new Fully Repairing and Insuring lease, subject to negotiation at a rent of £24,000



ACCOMMODATION (Net Internal Area*)

Ground Floor	93.64 SQ M	1,008 SQ FT
Total	147.34 SQ M	1,586 SQ FT

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

EPC: EPC Rating - E (115)

Business Rates: Rateable Value - £5,800

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