

TO LET

549 Sq Ft (51 Sq M)

- › Open Plan Accommodation
- › On Site Parking
- › LED Lighting
- › Double Glazed Windows



8 The Old Ford

Rushey Ford Business Park, West End Road, Kempston Rural, Bedford, MK43 8RU

>D KirkbyDiamond

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kirkbydiamond.co.uk



LOCATION

- Rushey Ford Business Park in Bedford offers a strategic location near the A421, with easy access to the M1 and A1
- Set in a calm, green area, it supports various industries with flexible units, ample parking, and 24-hour access

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Google Maps

Click here



DESCRIPTION

- These two-storey business units in Rushey Ford Business Park offers versatile space suited for a variety of uses including retail, office, studio, etc
- The unit in question will provide both an open plan ground and first floor with kitchenette and WC facilities as well as allocated parking

TERMS

The premises is available at a rent of £12,000 per annum plus VAT.



ACCOMMODATION (Net Internal Area*)

Ground Floor	24.53 SQ M	264 SQ FT
First Floor	26.38 SQ M	284 SQ FT
Total	51 SQ M	549 SQ FT

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

EPC: C-53

Business Rates: The rateable value is £7,400 for the rates payable please contact us or www.voa.gov.uk

Service Charge: Service Charge is applicable

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