

TO LET

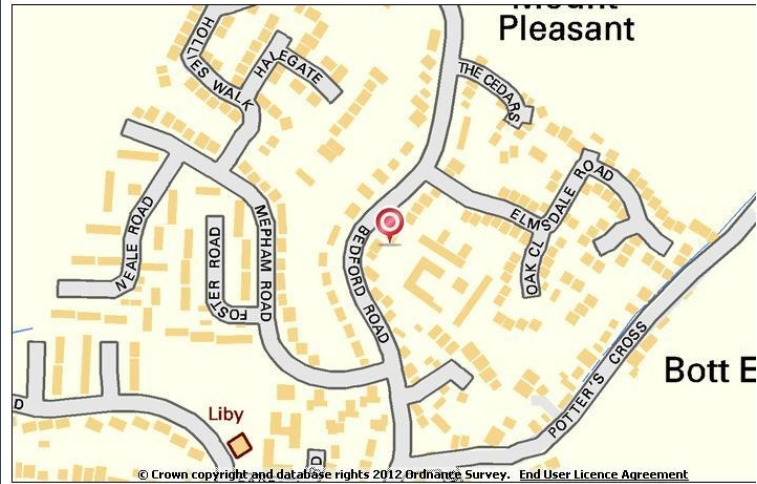
646 Sq Ft (60.01 Sq M)

- Self contained business unit
- Suitable for wide range of uses (subject to planning)
- Mostly open plan with WC and kitchen facilities
- On site parking



Unit 20

106A Bedford Road, Wootton, Bedford, MK43 9JB



LOCATION

- The premises are located on an established commercial estate providing a range of small offices and light industrial workshops/storage units, on Bedford Road, Wootton.
- Wootton is a village to the south of Bedford with quick access to the A421 linking the M1 at Junction 13 with the A1 at the Black Cat Roundabout.

 Google Maps

Click here



DESCRIPTION

- The self contained unit comprises entrance lobby, main office / storage area, WC and separate kitchen
- Externally there is a large parking area and parking is allocated immediately outside the unit
- Further benefits include suspended ceilings, lighting and power
- Available to lease on new terms from April 2026

TERMS

Available to lease on a new full repairing and insuring lease at a rent of £7,500 per annum exclusive

ACCOMMODATION

Total **60.01 SQ M646 SQ FT**

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

CONTACT:

 **JOSHUA PARELLO**
07951 613205 joshua.parello@eddisons.com

 **WILLIAM FOUNTAINE**
william.fontaine@eddisons.com