

TO LET

3,218 - 6,416 Sq Ft

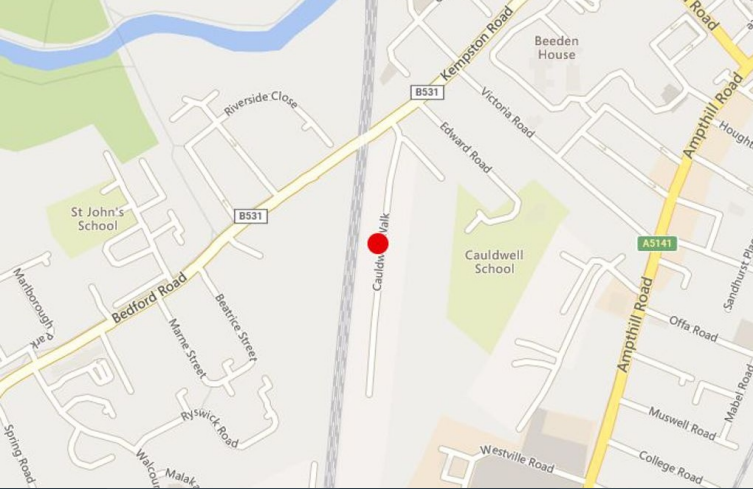
(298.95 - 596.05 Sq M)

- Open storage yards
- Available to lease on new terms
- Concreted, fenced and gated



Storage Land

Cauldwell Walk, Bedford, MK42 9DT



LOCATION

- Located at the entrance to Cauldwell Walk Industrial Estate with immediate access to Kempston Road.
- Centrally positioned close to the town centre and Bedford train station.
- Approximately 2 miles north of the A421 providing access to the A1 at the Black Cat roundabout and the M1 at Junction 13.

/// what3words

///files.comet.charm

Google Maps

Click here



DESCRIPTION

- Two plots of open storage land available to lease individually or combined
- Each yard is concreted and would be suitable for vehicle storage or other storage uses.

TERMS

Available by way of a new FRI lease for a term to be agreed at a rent from £1,000 per month.

£30 per month service charge.

VAT is not presently payable, but may be charged if it becomes compulsory to do so.

ACCOMMODATION

Yard 1	298.95 SQ M3,218 SQ FT
Yard 2	298.95 SQ M3,218 SQ FT
Total	596.05 SQ M6,416 SQ FT

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

EPC: Not required

CONTACT:

➤ **NATHAN GEORGE**
 07741 261890 nathan.george@eddisons.com

➤ **ENZA MARINARO**
 07943 852444 enza.marinaro@eddisons.com