

# TO LET

2,385 Sq Ft (221.57 Sq M)

- › A single storey light industrial unit with full mezzanine coverage.
- › Wc and kitchen facilities are located to the ground floor.
- › The first floor provides an air conditioned office provision.
- › A full height roller shutter at 3.56m h and 4.42m w.
- › Allocated parking to the fore.



Unit 15

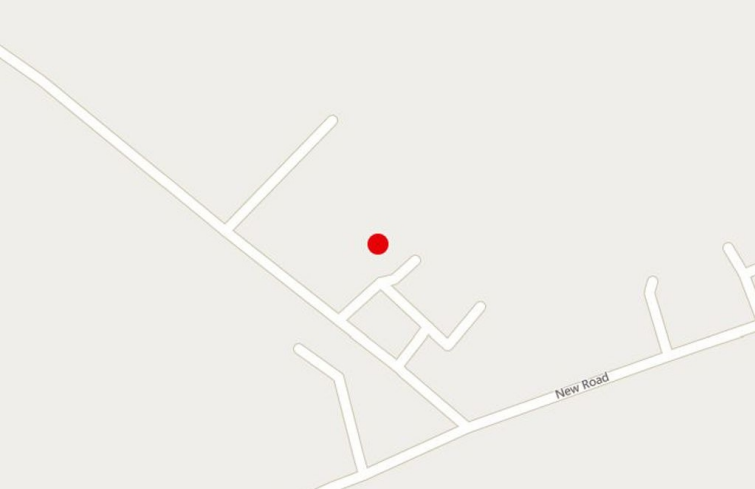
Blackmoor Business Park, New Road, Maulden, Bedford, MK45 2BG

Contact: Diccon Brearley or William Fountaine

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## Location

- Blackmoor Business Park is a small industrial estate located in Maulden, Bedfordshire.
- The A507 (0.5 miles) leads directly to M1 J13 (7.8 miles) to the west and Baldock on the A1M (12.7 miles) to the east. The A6 is 1.9 miles away.
- The nearest train station is Flitwick Station, located 2.7 miles away. This provides services to Bedford to the north and St Pancras to the south.
- London Luton Airport is 14.7 miles distant.
- Milton Keynes is 15.9 miles, Bedford 10.8 miles, Baldock 14.3 miles.

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 Google Maps

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## Description

- Steel portal framed structure with blockwork and profiled cladding elevations.
- Manual roller shutter door.
- Full coverage mezzanine first floor provision.
- Double glazed window to first floor office.
- Wc and kitchen facilities at ground floor level.

## Terms

Available by way of a new FRI lease for a term to be agreed at a rent of £22,000 per annum exclusive. VAT is payable.

## Accommodation (Gross Internal Area\*)

Ground Floor	110.64 SQ M	1,191 SQ FT
Mezzanine	110.92 SQ M	1,194 SQ FT
<b>Total</b>	<b>221.57 SQ M</b>	<b>2,385 SQ FT</b>

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

EPC: C-70

**Business Rates:** The rateable value is £13,250. For the rates payable please contact us or [www.voa.gov.uk](http://www.voa.gov.uk)

## Contact:

DICCON BREARLEY

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