

FOR SALE/TO LET

1,345 – 24,217 Sq Ft

(124.95 – 2,249.76 Sq M)

- › Electric Insulated Roller Shutter Door
- › Small Power Fit Out
- › Lighting
- › Toilet
- › Kitchenette

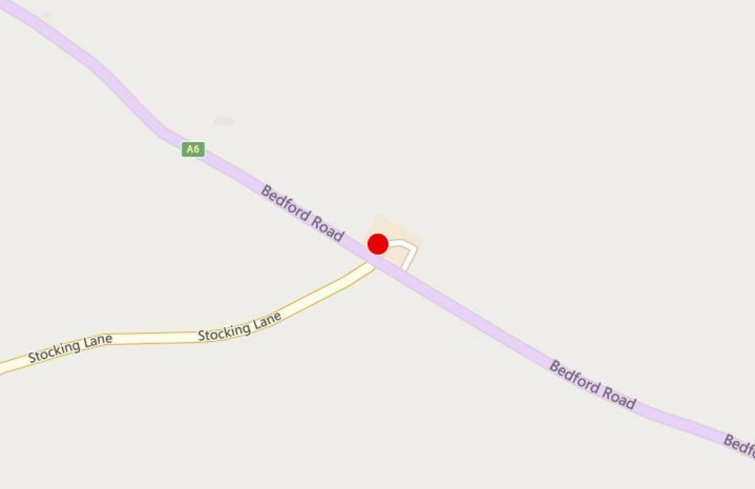


Souldrop Business Park

Rushden Road, Souldrop, Bedford, MK44 1HJ

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eddisons.com





Location

- Ideally situated off the A6 trunk road, 4 miles from Rushden, 9 miles from Bedford & Wellingborough.
- 16 miles from Kettering, St.Neots and Tempsford and 18 miles from Northampton.
- Souldrop Business Park is located 16 miles from Tempsford, the proposed site for the government's new town for the UK's "Silicon Valley" hub for globally renowned science & technology firms in life science manufacturing and AI. The proposal also envisages 3500 new houses and a new rail station to provide 1st class rail links to London and the East-West Cambridge-Oxford rail link.

/// what3words

///fingertip.frantic.desiring

 Google Maps

[Click here](#)

Description

- Expansion – If required, a first-floor mezzanine could be inserted for additional floor space (subject to obtaining the necessary planning consents).
- Secure site with electric timed security gate.
- 10 year construction warranty.
- 1 reserved parking space per 250 sq.ft.
- OFCOM advise that Standard and Ultra Fast Broadband are available with mobile data and voice coverage.

Terms

The premises are to be sold freehold.

There is an option to lease the premises at rents from £22,865 per annum exclusive.

Accommodation

Unit 1	124.95 SQ M	1,345 SQ FT
Unit 2	124.95 SQ M	1,345 SQ FT
Unit 3	170.01 SQ M	1,830 SQ FT
Unit 4	170.01 SQ M	1,830 SQ FT
Unit 5	150.03 SQ M	1,615 SQ FT
Unit 6	150.03 SQ M	1,615 SQ FT
Total	2,249.76 SQ M	24,217 SQ FT

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

EPC: TBC

Business Rates: TBA

Contact:

NATHAN GEORGE

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