

TO LET

3,276 Sq Ft (304.34 Sq M)

- › Up & over loading door and clear span warehouse accommodation
- › Two storey office accommodation
- › Allocated parking to the front and rear
- › Single and 3 phase electrics
- › Gated estate with 24/7 access



Unit 2 Bedford Business Centre

Mile Road, Bedford, MK42 9TW

Contact: Nathan George or Diccon Brearley
Tel: 01234 905128
eddisons.com





Location

- The premises are located on the Bedford Business Centre which is a modern mixed use commercial estate to the south of Bedford town approx 0.5 miles from the A421 Bedford Bypass.
- The A421 is a key logistics corridor linking the A1 at the Black Cat roundabout to the M1 at Junction 13.
- The estate is approximately 2.4 miles from Bedford Town Centre and 2.1 miles from Bedford Train Station.
- Current occupiers on the estate include Euro Car Parts, Plumbase, City Electrical & GAP.



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Description

- Modern mid terrace trade counter / warehouse unit with ground and first floor offices to the front and clear span warehouse space to the rear.
- The unit also benefits from single & 3 phase electrics plus parking to the front and rear.

Terms

The premises are to be let on a new full repairing and insuring lease for a term to be agreed at a rent of £44,225 per annum exclusive

Accommodation

Total	304.34 SQ M	3,276 SQ FT
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*The property has been measured in accordance with the RICS Property Measurements Standard 6th Edition

EPC: EPC – TBA

Business Rates: The rateable value is £32,750. For the rates payable please contact us or www.voa.gov.uk

Estate Charge: The landlord collects an estate service charge for the maintenance of communal areas and services.

Contact:

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DICCON BREARLEY

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