

TO LET

2,064 Sq Ft (191.75 Sq M)

- › Two adjoining units with loading to the front and rear
- › Modern end terrace trade counter / warehouse unit.
- › Parking and loading to the front and rear
- › Gated estate with 24/7 access



12 & 13 Bedford Business Centre

Mile Road, Bedford, MK42 9TW

Contact: Diccon Brearley or Nathan George

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eddisons.com





Location

- The premises are located on the Bedford Business Centre to the south of Bedford easily accessible from the A421 and Bedford Town Centre.
- 2.4 miles from Bedford Town Centre.
- 2.1 miles from Bedford Railway Station, and 0.5 miles from the A421 Bedford Bypass.
- Occupiers of the estate include Euro Car Parts, Plumbase, City Electrical Factors & GAP.

/// what3words

///funny.flips.means

 Google Maps

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Description

- The premises provide two modern, end terraced units which adjoin to provide a single unit with loading doors to the front and rear.
- The unit also benefits from office space and WC / kitchen facilities.
- Single and 3 phase electric supply
- Three phase and single phase electricity.

Terms

Available by way of a new FRI lease for a term to be agreed, at a rent of £ 27,875 per annum exclusive . VAT is payable.

Accommodation (Net Internal Area*)

Ground Floor	191.75 SQ M	2,064 SQ FT
Total	191.75 SQ M	2,064 SQ FT

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

EPC: B36

Business Rates: The Rateable Value is £17,250 per annum. For the rates payable, please contact www.voa.gov.uk

Service Charge: Available upon request.

Contact:

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