

# TO LET

740 Sq Ft (68.75 Sq M)

- A single storey light industrial unit with part mezzanine office.
- Wc and kitchen facilities are located to the ground floor.
- The first floor provides air conditioned office provision.
- A full height roller shutter at 3.207 m high and 4.725m wide.
- Allocated parking to the fore.

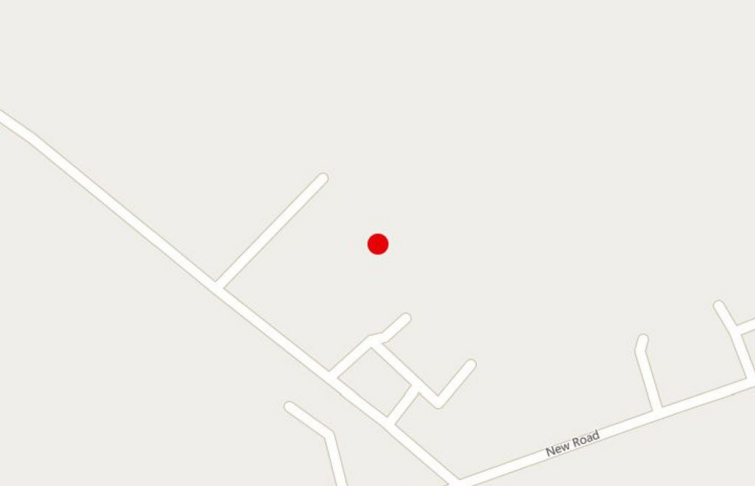


**Unit 11**

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

Contact: Diccon Brearley or William Fountaine  
Tel: 01234 905128  
eddisons.com





## Location

- Blackmoor Business Park is a small industrial estate located off New Road 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 clad structure insulated with dry lining product to roof and walls.
- Electric roller shutter door.
- Air conditioning units to mezzanine and ground floor.
- 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 £9,500 per annum exclusive. VAT is payable.

## Accommodation (Gross Internal Area\*)

<b>Ground Floor (incl wc and kitchen)</b>	<b>52.21 SQ M</b>	<b>562 SQ FT</b>
<b>Mezzanine office</b>	<b>16.54 SQ M</b>	<b>178 SQ FT</b>
<b>Total</b>	<b>68.75 SQ M</b>	<b>740 SQ FT</b>

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

EPC: B-48

**Estate Charge:** There is a contribution towards shared external repair and maintenance of the estate/park. This is currently £360.00 per annum exclusive.

## Contact:

DICCON BREARLEY

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