

TO LET

433 Sq Ft (40.23 Sq M)

- › Multi purpose business unit
- › Suitable for wide range of uses (subject to planning)
- › On site parking

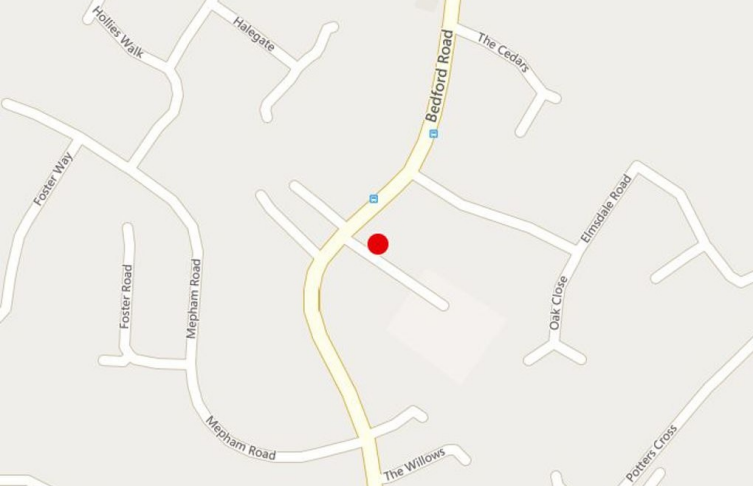


Unit 7

106A Bedford Road, Wootton, Bedford, MK43 9JB

Contact: William Fountaine or Nathan George
Tel: 01908 678 800
eddisons.com





Location

- The premises are located on an established commercial estate providing a range of small offices and light industrial workshops/storage units, on Bedford Road, Wootton.
- Wootton is a village to the south of Bedford with quick access to the A421 linking the M1 at Junction 13 with the A1 at the Black Cat Roundabout.



Click here



Description

- Externally there is a large parking area and parking is allocated immediately outside the unit
- Benefits from communal WC, suspended ceiling and parking.

Terms

Available to lease on a new full repairing and insuring lease at a rent of £5,000 per annum exclusive

Accommodation (Gross Internal Area*)

Total	40.23 SQ M	433 SQ FT
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*The property has been measured in accordance with the RICS Property Measurements Standard 6th Edition

Business Rates: The rateable value is £3,300. For the rates payable please contact us or www.voa.gov.uk

Service Charge: There is a contribution towards common part and external repair and maintenance. This is currently £366.12 per annum.

Contact:

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