

# TO LET

646 Sq Ft (60.01 Sq M)

- › Self contained business unit
- › Suitable for wide range of uses (subject to planning)
- › Mostly open plan with WC and kitchen facilities
- › On site parking



Unit 20

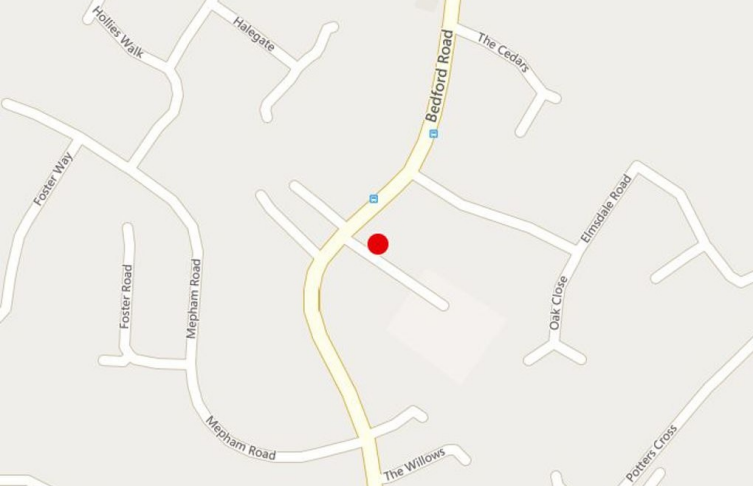
106A Bedford Road, Wootton, Bedford, MK43 9JB

Contact: Joshua Parelo or William Fountaine

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## 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.

/// what3words

///charm.windmill.freezing

 Google Maps

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## Description

- The self contained unit comprises entrance lobby, main office / storage area, WC and separate kitchen
- Externally there is a large parking area and parking is allocated immediately outside the unit
- Further benefits include suspended ceilings, lighting and power
- Available to lease on new terms from April 2026

## Terms

Available to lease on a new full repairing and insuring lease at a rent of £7,500 per annum exclusive

## Accommodation

**Total** **60.01 SQ M 646 SQ FT**

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

## Contact:

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