

TO LET

864 Sq Ft (80.27 Sq M)

- › Newly refurbished light industrial/warehouse unit.
- › Single and three-phase power are provided.
- › Up and over roller shutter door 3.04m wide and 3.01m high.
- › Private office provided to pedestrian access.
- › Open plan storage plus wc facilities.



Unit 1

Broadmead Business Park, Broadmead Road, Stewartby, Bedford, MK43 9NX

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





Location

- Prominently located in the well established Broadmead Business Park, Stewartby.
- It offers easy road access to the A421 in 2.6 miles, linking M1 Junction 13 in 6.7 miles with the A1 Blackcat Roundabout in 13.4 miles.
- Milton Keynes Central is 14.7 miles and Bedford Centre is 8.2 miles distant. Interchange Retail Park is 4.4 miles from the subject.
- Bedford Mainline Railway Station is 6.4 miles and Bedford St Johns Station is 6.0 miles.
- Parking is allocated in the yard to the fore.

 what3words

///cork.hammer.best

 Google Maps

[Click here](#)



Description

- Single storey steel portal framed industrial unit with daylighting panels.
- Newly refurbished with painted floors and redecorated walls.
- Up and over loading plus pedestrian access beside.
- End terraced with allocated parking and loading in forecourt.

Terms

Available by way of a new FRI lease for a term to be agreed at a rent of £11,500.00 per annum exclusive . VAT is payable

Accommodation (Gross Internal Area*)

Ground floor incorporating office and wc	80.27 SQ M	864 SQ FT
Total	80.27 SQ M	864 SQ FT

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

EPC: TBA

Service Charge: There is a contribution towards common part and external repair and maintenance. This is currently £240.00 per annum.

Contact:

DICCON BREARLEY
07896 086 291 diccon.brearley@eddisons.com

WILLIAM FOUNTAINE
william.fountaine@eddisons.com