

TO LET

1,119 Sq Ft (103.96 Sq M)

- › Unit With Open Yard Area
- › Secure Location
- › Electrics & Lighting



Unit 59c

Little Staughton Airfield Industrial Estate, Little Staughton, Bedford, MK44 2BN

Contact: Nathan George or William Fountaine
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eddisons.com





Location

- Little Staughton Airfield & Industrial Estate is located on the outskirts of the popular Bedfordshire Village of Little Staughton. The Airfield has a long history throughout WW1 & WW2 hosting both USAAF and RAF squadrons of bomber aircraft and private light aircraft still fly from the one remaining runway.
- The industrial estate is accessed via Colmworth Road approximately 5 miles from St Neots and 8 miles from Bedford. It's location also benefits from quick access to the A1 and A421 linking the A1 to the M1 at Junction 13.



[Click here](#)



Description

- A semi detached light industrial / workshop unit on the Little Staughton Airfield Industrial Estate.
- The building is laid out across 3 separate rooms and has a garage door for loading access plus a small storeroom with separate access.
- Externally there is a hard standing area adjacent to the building of approximately 6,000 sq ft and there is a communal WC within 50 yards of the building.

Terms

Available by way of a new FRI lease for a term to be agreed at a rent of £12,500 per annum exclusive

Accommodation

Total **103.96 SQ M 1,119 SQ FT**

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

Service Charge: Available upon request

Contact:

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