

TO LET

1,680 Sq Ft (156.07 Sq M)

- › Open-plan workshop space with roller shutter loading door, concrete flooring and good natural light.
- › Well-equipped premises with power, lighting and existing vehicle lift, suitable for a range of workshop and industrial uses.
- › Full height roller shutter, with good eaves height.

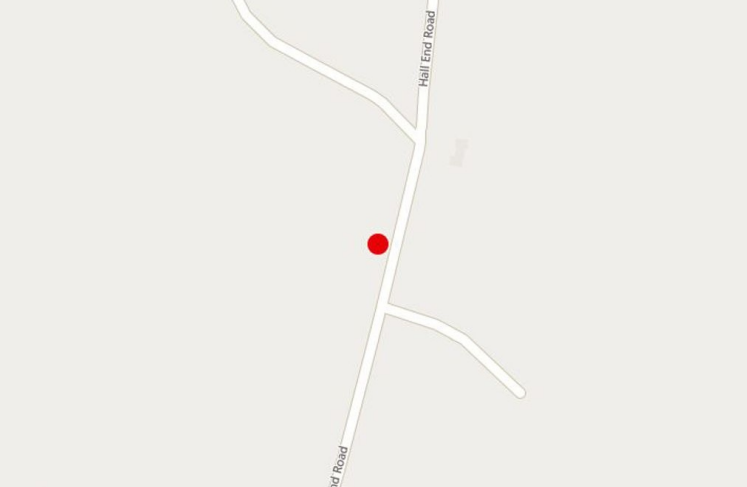


Unit 1

66 Hall End Road, Wootton, Bedford, MK43 9HP

Contact: Joshua Parelo or Charlotte Beard
Tel: **01234 905128**
eddisons.com





Location

- Situated on Hall End Road within the established village of Wootton, approximately 4 miles south-west of Bedford.
- The village provides a range of local amenities, including shops, public houses, schools and recreational facilities.
- Good road links provide access to Bedford and the wider regional road network.

 what3words
///face.nitrate.indicated

 Google Maps

[Click here](#)



Description

- The property comprises a well-presented detached industrial/workshop unit of steel portal frame construction, incorporating a curved corrugated sheet roof.
- Internally, the accommodation provides an open-plan workshop with good eaves height and excellent flexibility for a range of industrial, storage and workshop uses.
- The unit benefits from a full-height roller shutter loading door, pedestrian access, concrete flooring, lighting and three-phase power

Terms

Available by way of a new FRI, lease for a term to be agreed at a rent of £16,500 per annum.
VAT is not payable.



Accommodation (Gross Internal Area*)

Total	156.07 SQ M	1,680 SQ FT
--------------	--------------------	--------------------

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

Contact:

JOSHUA PARELLO
[07951 613205 joshua.parello@eddisons.com](mailto:joshua.parello@eddisons.com)

CHARLOTTE BEARD
[07990 048182 charlotte.beard@eddisons.com](mailto:charlotte.beard@eddisons.com)

BTG Eddisons is a trading name of Eddisons Commercial Ltd, registered in England and Wales (No. 3280893). The company for itself and for the vendors or lessors of this property for whom it acts as agents give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Eddisons has any authority to make or give any representation or warranty whatever in relation to this property.