

TO LET

4,746 Sq Ft (440.9 Sq M)

- Modern industrial/business unit within the established i-Worx development.
- Excellent road connectivity, with direct access to the A421 and wider regional motorway network.
- Quality accommodation with dedicated parking and flexible industrial/warehouse space.

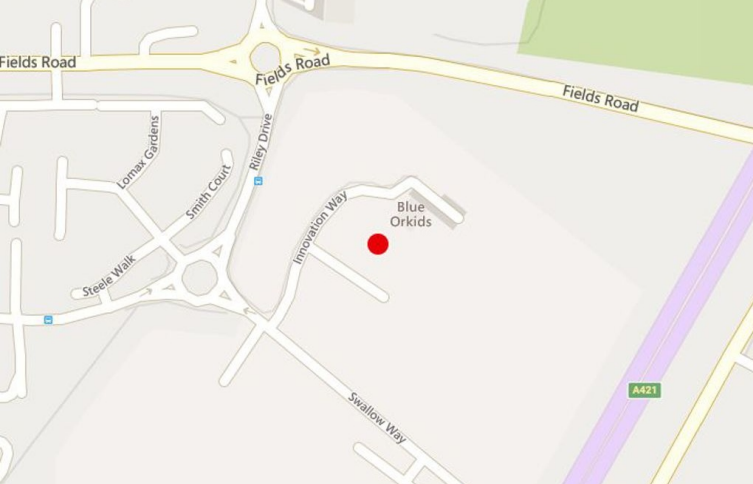


Units 9 & 10

I-Worx, Innovation Way, Wootton, Bedford, MK43 9SP

Contact: Joshua Parelo or Nathan George
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eddisons.com





Location

- I-Worx is situated on Innovation Way within Bedford Commercial Park, a modern mixed-use employment location immediately adjacent to the A421 in Wootton, Bedfordshire.
- The location provides excellent access to the regional road network, approximately 7 miles from Junction 13 of the M1 and 12 miles from the A1 Black Cat Roundabout.
- Bedford town centre is approximately 4 miles to the north, with the surrounding commercial park accommodating a range of established industrial, technology and engineering occupiers.

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Google Maps

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Description

- Combined industrial accommodation providing clear-span warehouse space at ground floor level, with mezzanine floor across both units.
- Ground-floor office accommodation with associated welfare facilities, providing a practical balance of operational and administrative space
- The unit benefits from a full-height loading door, dedicated parking/forecourt area and good vehicular access, together with a modern specification and good internal eaves height.

Terms

Available by way of a new FRI lease for a term to be agreed at a rent of £50,000.
VAT is payable.



Accommodation (Gross Internal Area*)

Total	440.9 SQ M	4,746 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 £37,500.
For the rates payable please contact us or www.voa.gov.uk

Estate Charge: Available upon request

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