

TO LET

851 Sq Ft (79.06 Sq M)

- › Roller Shutter Door
- › 3 Phase Electrics
- › Offering a manageable and cost-effective space for smaller businesses
- › Suitable for storage, workshop or light industrial use, subject to the necessary consents



Unit 5 Cauldwell Court

Cauldwell Walk, Bedford, MK42 9DT

Contact: Joshua Parello or Enza Marinaro
Tel: 01234 905128
eddisons.com





Location

- Established commercial unit situated on Cauldwell Walk Industrial Estate
- Excellent road access – positioned just off Kempston Road, with convenient connections to Bedford town centre and the surrounding road network
- Good access to the A421 approximately 2 miles away, providing routes towards the A1 and M1



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Description

- The unit occupies a corner plot within a small industrial development located at the Bedford Road end of Cauldwell Walk

Terms

Available by way of a new FRI lease for a term to be agreed at a rent of £10,000. VAT is not payable

Accommodation

Ground Floor	50.72 SQ M	546 SQ FT
Mezzanine	28.33 SQ M	305 SQ FT
Total	79.06 SQ M	851 SQ FT

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

EPC: B-46

Business Rates: The rateable value is £5,100. For the rates payable please contact us or www.voa.gov.uk

Contact:

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