# TO LET

**4,761 Sq Ft** (442.3 Sq M)



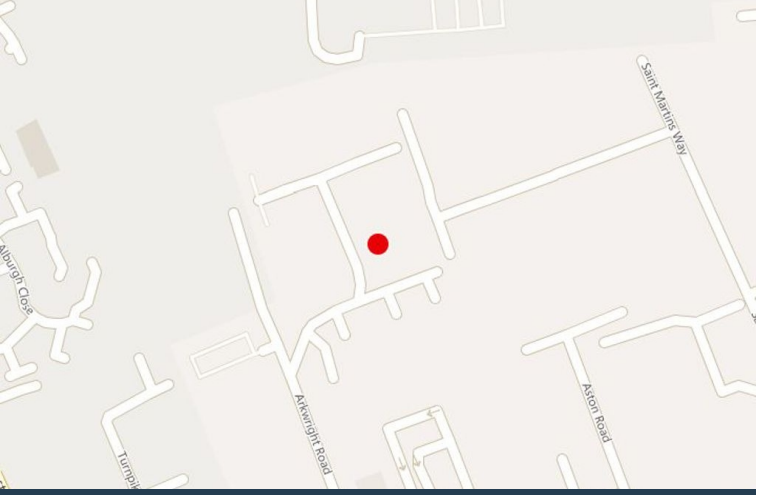

- Generous loading and parking provisions
- Quick access to A421 linking the A1 to the M1
- Currently under refurbishment

## 16 Arkwright Road

Bedford, MK42 0LQ

Contact: Nathan George or Diccon Brearley
Tel: **01234 905128**
**eddisons.com**

BTG Eddisons








## Location

- Arkwright Industrial Estate is situated adjacent to the A421 which links the A1 at the Black Cat Roundabout to the M1 at Junction 13. Nearby Bedford station offers direct and regular services to Brighton, London and Gatwick Airport.
- Bedford town center is approximately 2.5 miles from the estate and neighboring towns of Luton and Milton Keynes are easily accessible.

what3words
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Google Maps
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## Description

- A mid terrace industrial / warehouse unit suitable for a range of commercial business uses (subject to planning).
- The Arkwright Industrial Estate is a popular and established estate with longstanding occupiers such as Howdens, Parker and Alugutter.
- The units have a 5m clear internal height, 2 electric level access roller shutter doors to, 3-phase power supply and a good sized loading / car parking area the front.

## Terms

Available by way of a new FRI lease for a term to be agreed at a rent of £52,250 per annum plus VAT.

## Accommodation

| | | |
|---|---|---|
| **Total** | **442.3 SQ M** | **4,761 SQ FT** |

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

**EPC:** D (88)

**Business Rates:** Awaiting re-assessment.

**Service Charge:** Available on request

## Contact:

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