TO LET

1,704 Sq Ft (158.3 Sq M)



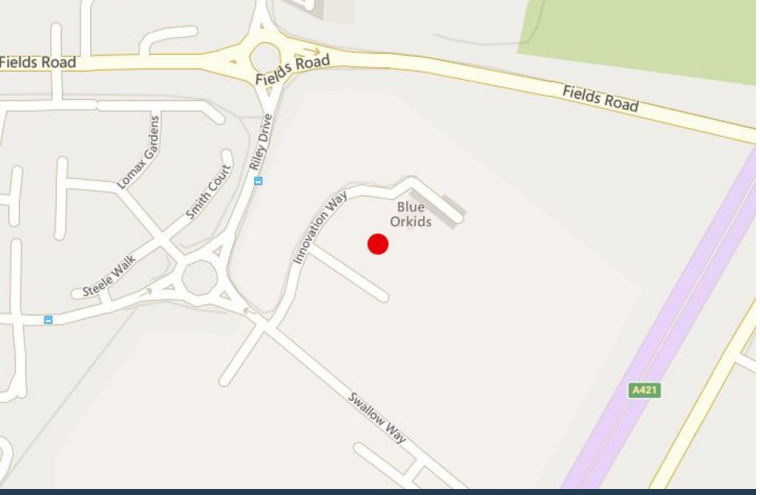
- Modern industrial/business unit within the established i-Worx development.
- Excellent road connectivity, with direct access to the A421 and wider regional motorway network.
- Quality accommodation with dedicated parking and flexible industrial/warehouse space.

Unit 12

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

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

BTG Eddisons







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.

what3words
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Google Maps
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Description

- Open-plan industrial accommodation providing clear-span warehouse space, suitable for storage, production or general industrial use.
- 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 £25,000
VAT is payable.

Accommodation (Gross Internal Area*)

Total	**158.3 SQ M**	**1,704 SQ FT**

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

Business Rates: The rateable value is £20,750. For the rates payable please contact us or www.voa.gov.uk

Service Charge: Available upon request

Estate Charge: Available upon request

Contact:

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