



## To Let

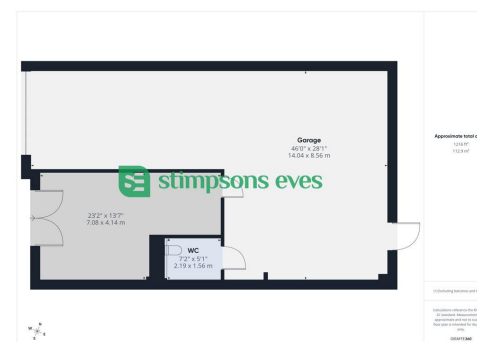
### Unit 6, Bedford Commercial Park, Innovation Way, Wootton, Beds, MK43 9SP

 £24,000 Per Annum

 1,204 Sq Ft / 111.85 Sq M

 The end-terrace unit comprising workshop space, ancillary office accommodation, kitchenette and WC facilities. The property benefits from an electrically operated dock leveller loading door, LED lighting throughout, gas-fired heating, PV solar roof panels and a fire alarm system.

 Externally, the unit is served by a service yard offering excellent access for deliveries and loading/unloading, making it well suited to a variety of industrial and trade occupiers. The property also benefits from five allocated car parking spaces.





For further information  
please contact:

01234 341311

Graylaw House, 21  
Goldington Road,  
Bedford, MK40 3JY

## Unit 6, Bedford Commercial Park, Innovation Way, MK43 9SP

### Location

The unit is situated within Bedford Commercial Park, a modern mixed-use development positioned adjacent to the A421 in Bedford.

The scheme benefits from a highly strategic location, approximately 7 miles east of Junction 13 of the M1 and 12 miles west of the A1, providing excellent regional and national connectivity.

### Terms & Tenure

The unit is to let on new lease terms to be agreed at a rental of £24,000 per annum exclusive.

### Accommodation

Gross internal area	112 sq m	1,204 sq ft
Eaves height	6m	19'7 ft

### Usage

The estate has a specific use criteria, i.e. technology, specifically innovative technology in the design and manufacturing process. For example, automotive / aerospace machining, graphic design, textiles, manufacturers of: basic pharmaceuticals, furniture, computer products and recorded media.

### EPC

The EPC rating for the property is A.

### Rates

Rateable Value £11,000. The rates payable may be affected by transitional arrangements. Interested parties should call the local Rating Authority for further advice.

### VAT

All figures are quoted exclusive of VAT, purchasers and lessees must satisfy themselves as to the applicable VAT position, seeking appropriate professional advice.

### Costs

Each party is to be responsible for their own legal costs.

### Viewing

Strictly by appointment only please contact:

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