

To Let

Unit 9 & 10, I-Worx, Innovation Way, Wootton, Bedford, MK43 9SP



£50,000 Per Annum



4,746 Sq Ft / 440.9 Sq M



The property comprises two adjoining industrial units, , within the established I-Worx development on Innovation Way, Wootton. The combined accommodation provides a versatile commercial space comprising open-plan warehouse areas, mezzanine-level accommodation and dedicated office space.



The units offer a practical configuration for businesses requiring substantial operational space, with the mezzanine providing additional storage or ancillary accommodation and the office areas supporting associated administrative functions. The combined layout offers flexibility for an occupier to configure the premises around its specific operational requirements.





For further information
please contact:

01234 341311

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

Unit 9 & 10, I-Worx, Innovation Way, Wootton, MK43 9SP

Location

The property is situated on Innovation Way, Wootton, within the established I-Worx commercial development and Bedford Commercial Park. The property benefits from excellent commercial connectivity via the A421, providing convenient access to Bedford, the A1 and M1 motorway. Its accessible location supports efficient business, customer and delivery movements, with Bedford town centre and railway station readily accessible.

Terms & Tenure

The property is available on a new lease, with terms to be agreed.

Accommodation

Total Area: 4,746 Sq Ft | 440.9 Sq M

EPC

The EPC rating for the property is TBC

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.

Rates

Rateable Value for unit 9 is £20,250 and for unit 10 is £17,250. 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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