

TO LET

4,558 Sq Ft (423.44 Sq M)

- Modern Light Industrial / Hi-Tech Unit
- Two Storey Offices & Allocated Parking
- Quick Access To A421



Unit 1 Highfield Parc

Highfield Road, Oakley, Bedford, MK43 7TA



LOCATION

- Highfield Parc is located on the north east side of the village of Oakley approximately 4.4 miles from Bedford town centre and 3.9 miles from Bedford's mainline railway station.
- The estate has immediate access to the A6.
- Within 10 mins drive of the A421 linking the A1 at the Black Cat Roundabout to the M1 at Junction 13



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DESCRIPTION

- A modern end terrace hi-tech light industrial, R & D and office building located on a small high quality business park
- The premises provides high quality accommodation throughout with offices over two floors together with a full height workshop and storage area accessed via an insulated up & over loading door (3.60m-3.60m) fronting a delivery area
- The offices are principally open plan but also offer a management office and a large boardroom
- Ladies, gents & disabled wc facilities are located on the ground floor, together with a kitchenette

TERMS

The property is available to let by way of a new full repairing and insuring lease for a term to be agreed at a annual rent of £50,000 exclusive of VAT

ACCOMMODATION

Ground Flor	298.21 SQ M	3,210 SQ FT
First Floor	128.57 SQ M	1,384 SQ FT
Total	423.44 SQ M	4,558 SQ FT

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

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