

TO LET

1,016 Sq Ft (94.39 Sq M)

- Detached Industrial | Warehouse Unit
- Separate Office & Private Welfare Facilities
- Parking & Roller Shutter Loading Access



Unit 21 Little Staughton Airfield Ind Estate

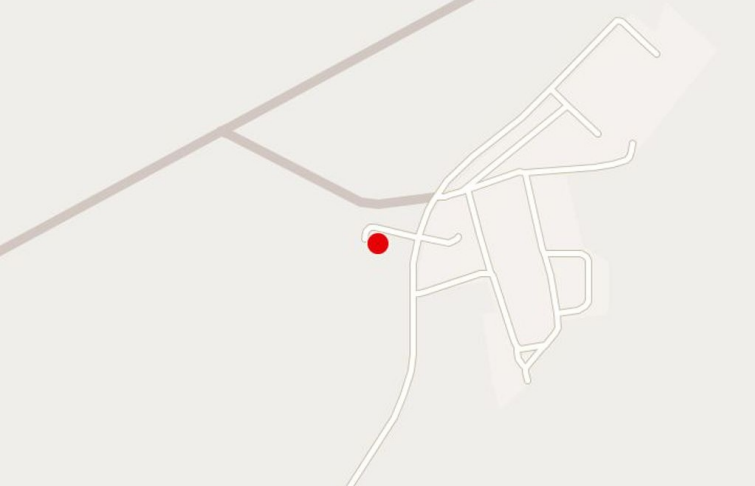
Little Staughton, Bedford, MK44 2BN

 **KirkbyDiamond**

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LOCATION

- Little Staughton Airfield & Industrial Estate is located on the outskirts of the popular Bedfordshire village of Little Staughton.
- The airfield has a long history throughout WW1 & WW2 hosting both USAAF and RAF squadrons of bomber aircraft and private light aircraft still fly from the one remaining runway.
- The industrial estate is accessed via Colmworth Road approximately 5 miles from St Neots and 8 miles from Bedford. It benefits from quick access to the A1 and A421 linking the A1 to the M1 at Junction 13.

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 Google Maps

[Click here](#)



DESCRIPTION

- The building is self contained comprising entrance porch, office rooms, WC and kitchen facilities, and main workshop/warehouse area.
- Access is via a roller shutter loading door to the rear and there is ample parking around the building.
- Suitable for various types of business users (subject to planning) and available immediately.

TERMS

Available by way of a new internal repairing lease for a term to be agreed at a rent of £9,000 plus VAT

ACCOMMODATION

Total	94.39 SQ M	1,016 SQ FT
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*The property has been measured in accordance with the RICS Property Measurements Standard 6th Edition

Business Rates: The rateable value is £2,650. To establish the rates payable please access www.voa.gov.uk

Estate Charge: Available upon request

CONTACT:

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