

# TO LET

30,000 Sq Ft (2,787 Sq M)

- › Substantial Steel Frame Warehouse
- › Large Yard | Parking Area
- › Office & WC Facilities
- › 5m x 5m Roller Shutter Loading Door



## Unit 167 Little Staughton Airfield Industrial Est

Little Staughton, Bedford, MK44 2BN

Contact: Nathan George  
Tel: 01234 905128  
[eddisons.com](http://eddisons.com)





## 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's location also benefits from quick access to the A1 and A421 linking the A1 to the M1 at Junction 13.
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 Google Maps

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## Description

- Detached warehouse with single skin metal cladding and roof plus 0.67 acre yard.
- Comprising open plan warehousing space with ridge height of 10.6 metres and eaves height of 7.9 metres.
- Ideal for storage or warehousing with ample room for parking and vehicle storage.
- Further benefits include office area and welfare facilities.
- Available immediately on new terms.

## Terms

Available by way of a new FRI lease for a term to be agreed at a rent of £120,000 plus VAT

## Accommodation

|              |                   |                     |
|--------------|-------------------|---------------------|
| Ground Floor | 2,787 SQ M        | 30,000 SQ FT        |
| Storage Yard | 2,694.1 SQ M      | 29,000 SQ FT        |
| <b>Total</b> | <b>2,787 SQ M</b> | <b>30,000 SQ FT</b> |

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

**EPC:** Not required

**Business Rates:** The rateable value is £81,500. To establish the rates payable please access [www.voa.gov.uk](http://www.voa.gov.uk)

**Estate Charge:** Available upon request

## Contact:

**NATHAN GEORGE**

**07741 261890** [nathan.george@kirkbydiamond.co.uk](mailto:nathan.george@kirkbydiamond.co.uk)