TO LET

646 Sq Ft (60.01 Sq M)



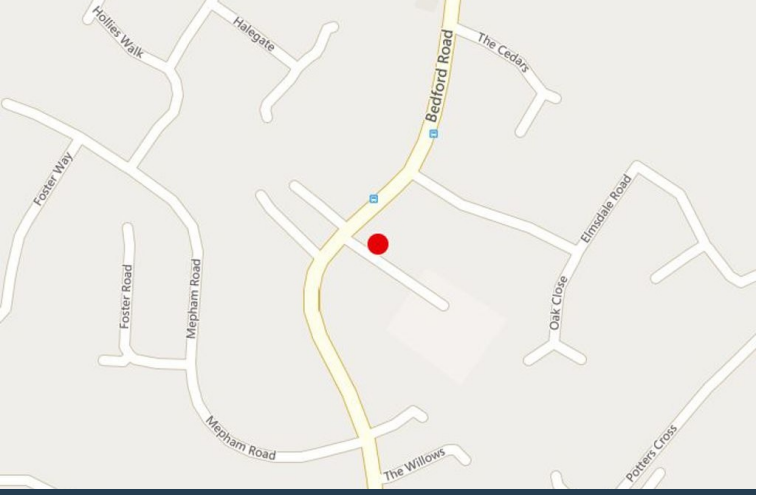
- Self contained business unit
- Suitable for wide range of uses (subject to planning)
- Mostly open plan with WC and kitchen facilities
- On site parking

Unit 20

106A Bedford Road, Wootton, Bedford, MK43 9JB

Contact: Joshua Parello or William Fountaine
Tel: **01234 905128**
eddisons.com

BTG Eddisons







Location

- The premises are located on an established commercial estate providing a range of small offices and light industrial workshops/storage units, on Bedford Road, Wootton.
- Wootton is a village to the south of Bedford with quick access to the A421 linking the M1 at Junction 13 with the A1 at the Black Cat Roundabout.

what3words
///charm.windmill.freezing

Google Maps
Click here

Description

- The self contained unit comprises entrance lobby, main office / storage area, WC and separate kitchen
- Externally there is a large parking area and parking is allocated immediately outside the unit
- Further benefits include suspended ceilings, lighting and power
- Available to lease on new terms from April 2026

Terms

Available to lease on a new full repairing and insuring lease at a rent of £7,500 per annum exclusive

Accommodation

Total	**60.01 SQ M**	**646 SQ FT**

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

EPC: The property has an EPC rating of B - 36

Contact:

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