

# TO LET

1,744 Sq Ft (162.02 Sq M)

- › Brand New Development
- › Variety of Sizes Available Now
- › Electric Roller Shutter Loading Doors
- › 3 Phase Electrics
- › Approximately 5 Minutes From The A1



## Unit 4 Venture Business Park

Colesden Road, Colesden, Bedford, MK44 3DB

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





## Location

- The estate is located in Colesden, approximately 6 miles from Bedford and 4 miles from St Neots town centres.
- Benefiting from quick access to the A1 at Wyboston which is currently undergoing significant road works to improve connectivity from east to west between Milton Keynes, Bedford and Cambridge.
- The A421 is accessed within 5 mins by road which links the A1 to the M1 at Junction 13.

 what3words

[///prosecuted.amplification.showings](https://www.what3words.com/prosecuted.amplification.showings)

 Google Maps

[Click here](#)



## Description

- Venture Business Park is a brand new development comprising two terraces of business/industrial units that can be divided or taken as a whole.
- The units are built to a shell fit out with capped services. Benefits include ample parking, electric roller shutter loading doors, 3 phase electrical supply, security and electric car charging points

## Terms

The unit is provided in shell fit out specification and available by way of a new FRI leases for a term to be agreed at a rent of £19,180 per annum exclusive.

Subject to separate negotiation, the landlord would complete a basic fit out for an ingoing tenant. The quoted rent is for a shell fit out and is plus VAT.

## Accommodation

Unit 4	162.02 SQ M	1,744 SQ FT
<b>Total</b>	<b>162.02 SQ M</b>	<b>1,744 SQ FT</b>

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

**Service Charge:** The landlord will collect a service charge for the provision and maintenance of communal areas and services.

## Contact:

**NATHAN GEORGE**

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**MATTHEW HUNT**

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