

TO LET

1,075 Sq Ft (99.87 Sq M)

- › Hard Standing to the Rear
- › Single and Three-phase
Electrics
- › These premises are not
suitable for car sales.

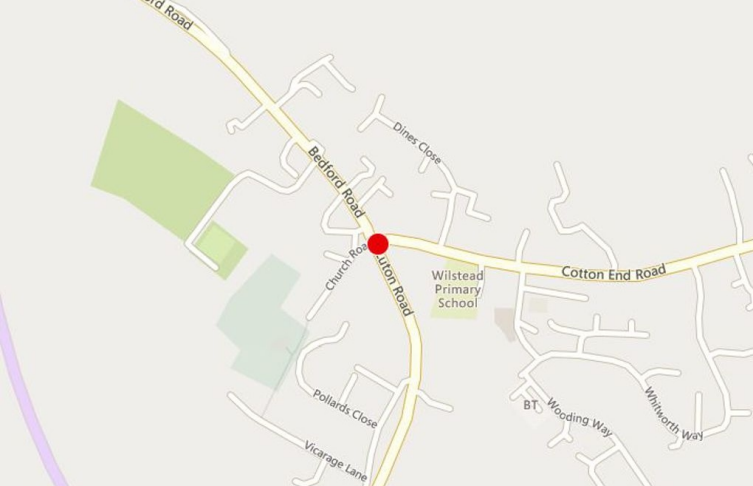


1 Church Road

Wilstead, Bedford, MK45 3HH

Contact: Joshua Parelo or Charlotte Beard
Tel: 01234 905128
eddisons.com





Location

- The premises are located at the junction of Luton Road and Church Road in the centre of the village of Wilstead.
- Direct links onto the A6.
- Within 7-minutes of the A421.
- Situated closely to Wixams and Bedford.

/// what3words

///letters.messing.astounded

Google Maps

Click here



Description

- This industrial premises is tucked away to the rear of office premises, and is accessed separately via the main shutter door.
- The property benefits from concrete floors, LED lighting and WC facilities.
- There is further hard-standing to the rear suitable for additional storage.

Terms

The premises are to be let on a new Fully Repairing and Insuring lease, subject to negotiation at a rent of £15,000.

Accommodation (Net Internal Area*)

Ground Floor	93.64 SQ M	1,008 SQ FT
Total	99.87 SQ M	1,075 SQ FT

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

EPC: E-115

Business Rates: TBC

Contact:

JOSHUA PARELLO

[07951 613205 joshua.parello@eddisons.com](mailto:joshua.parello@eddisons.com)

CHARLOTTE BEARD

[07990 048182 charlotte.beard@eddisons.com](mailto:charlotte.beard@eddisons.com)

BTG Eddisons is a trading name of Eddisons Commercial Ltd, registered in England and Wales (No. 3280893). The company for itself and for the vendors or lessors of this property for whom it acts as agents give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Eddisons has any authority to make or give any representation or warranty whatever in relation to this property.