

TO LET

1,680 Sq Ft (156.07 Sq M)

- › Open-plan workshop space with roller shutter loading door, concrete flooring and good natural light.
- › Well-equipped premises with power, lighting and existing vehicle lift, suitable for a range of workshop and industrial uses.
- › Full height roller shutter, with good eaves height.
- › Not suitable for car related uses.

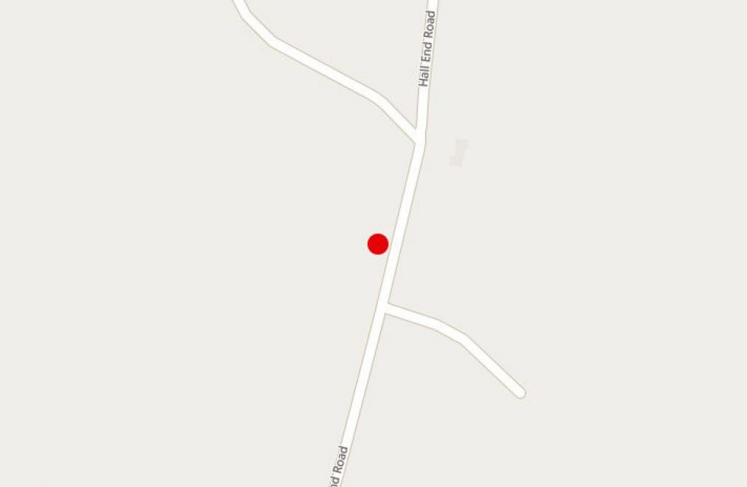


Unit 1

66 Hall End Road, Wootton, Bedford, MK43 9HP

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





Location

- Situated on Hall End Road within the established village of Wootton, approximately 4 miles south-west of Bedford.
- The village provides a range of local amenities, including shops, public houses, schools and recreational facilities.
- Good road links provide access to Bedford and the wider regional road network.

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 Google Maps
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Description

- The property comprises a well-presented detached industrial/workshop unit of steel portal frame construction, incorporating a curved corrugated sheet roof.
- Internally, the accommodation provides an open-plan workshop with good eaves height and excellent flexibility for a range of industrial, storage and workshop uses.
- The unit benefits from a full-height roller shutter loading door, pedestrian access, concrete flooring, lighting and three-phase power

Terms

Available by way of a new FRI, lease for a term to be agreed at a rent of £16,500 per annum.
VAT is not payable.

Accommodation (Gross Internal Area*)

Total	156.07 SQ M	1,680 SQ FT
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*The property has been measured in accordance with the RICS Property Measurements Standard 6th Edition

Contact:

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