

TO LET

25,823 Sq Ft

(2,398.96 Sq M)

- › 3x loading doors
- › 7.5 meter internal height
- › Gated estate with CCTV
- › 2x 10 tonne gantry cranes available by agreement
- › Rear hardstanding area of approx. 15,000 Sq Ft for separate negotiation



Units 7 & 8

Stewartby Business Park, Broadmead Road, Stewartby, Bedford, MK43 9ND

Contact: Paul Quay or Eamon Kennedy
Tel: 07917 268653
eddisons.com





Location

- Stewartby Business Park is a recent development of several business units situated off Broadmead Road, Stewartby.
- Stewartby is a village that lies within the local authority administrative catchment of Bedford Borough Council.
- The village is located to the east of the A421 dual carriageway which gives ready access to Junction 13 of the M1 in the west and the A1 in the east.
- The nearest railway stations are Stewartby (Bletchley-Bedford link) and Bedford which offers frequent services to London St Pancras with a typical journey time of 35-45 minutes.

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Description

- It was originally developed to service the adjacent brickworks which are now redundant and as a consequence, much of the land in the area which had formerly been used for the extraction of brick clay is now being repurposed. Throughout the last decade, Stewartby has been subject to several large scale residential developments increasing the population and employment catchment in the village.
- Stewartby Business Park is a modern development of business units with B2/8 planning.
- The scheme is arranged as two terraces with generous yard space and additional parking.
- Units 7 & 8 have an internal height of 7.5m, 3 loading doors, kitchenette, offices/staff restrooms & WC's at ground and first floor levels.
- 3 loading doors (one to the rear of unit 8 allowing for a drive through facility).

Terms

Available by way of a new lease for a term to be

agreed at a rent of **£400,256 per annum exclusive**

VAT is to be confirmed.

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Accommodation (Gross Internal Area*)

Unit 7 Warehouse	675.94 SQ M	7,276 SQ FT
Unit 7 Office	40.23 SQ M	433 SQ FT
Unit 8 Warehouse	1,582.74 SQ M	17,037 SQ FT
Unit 8 Office	80.82 SQ M	870 SQ FT
Total	2,398.96 SQ M	25,823 SQ FT

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

EPC: A-17

Business Rates: The rateable value is £187,000. For the rates payable please contact us or www.voa.gov.uk

Estate Charge: Available upon request.

Contact:

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