TO LET

4,746 Sq Ft (440.9 Sq M)



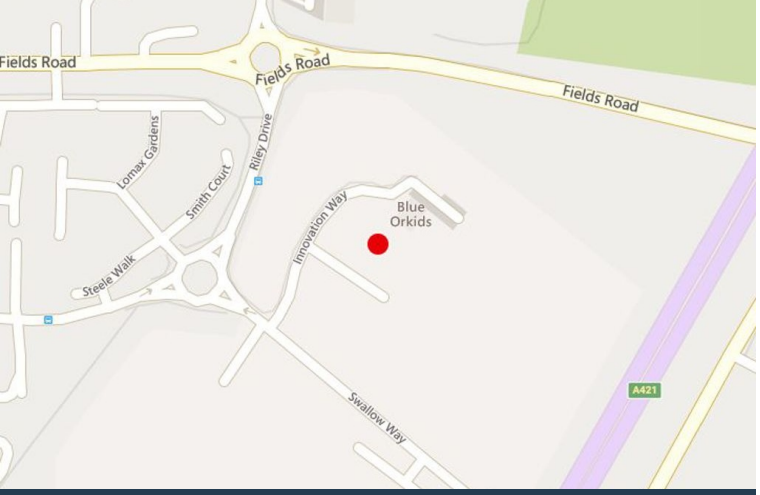
- Modern industrial/business unit within the established i-Worx development.
- Excellent road connectivity, with direct access to the A421 and wider regional motorway network.
- Option to take as a whole or as individual units.

Units 9 & 10

I-Worx, Innovation Way, Wootton, Bedford, MK43 9SP

Contact: Joshua Parello or Nathan George
Tel: **01234 905128**
eddisons.com

BTG Eddisons







Location

- I-Worx is situated on Innovation Way within Bedford Commercial Park, a modern mixed-use employment location immediately adjacent to the A421 in Wootton, Bedfordshire.
- The location provides excellent access to the regional road network, approximately 7 miles from Junction 13 of the M1 and 12 miles from the A1 Black Cat Roundabout.
- Bedford town centre is approximately 4 miles to the north, with the surrounding commercial park accommodating a range of established industrial, technology and engineering occupiers.

what3words
///panic.depending.eggshell

Google Maps
Click here

Description

- Combined industrial accommodation providing clear-span warehouse space at ground floor level, with mezzanine floor across both units.
- Ground-floor office accommodation with associated welfare facilities, providing a practical balance of operational and administrative space
- The unit benefits from a full-height loading door, dedicated parking/forecourt area and good vehicular access, together with a modern specification and good internal eaves height.

Terms

Available by way of a new FRI lease for a term to be agreed starting from £25,000 - £50,000, depending on size taken.
VAT is payable.

Accommodation (Gross Internal Area*)

Ground Floor	**2,607 SQ FT**	**242.2 SQ M**
Mezzanine	**549 SQ FT**	**51 SQ M**
Total	**440.9 SQ M**	**4,746 SQ FT**

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

Business Rates: The rateable value is £37,500.
For the rates payable please contact us or www.voa.gov.uk

Estate Charge: Available upon request

Contact:

JOSHUA PARELLO
07951 613205 joshua.parello@eddisons.com

NATHAN GEORGE
07741 261890 nathan.george@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.