

TO LET

10,247 Sq Ft

(951.95 Sq M)

- › Recent development of 8x business units
- › Located next to Universal United Kingdom Resort in Bedford
- › 7.5 meter internal height
- › Gated estate with CCTV
- › Goods loading door, office and kitchenette

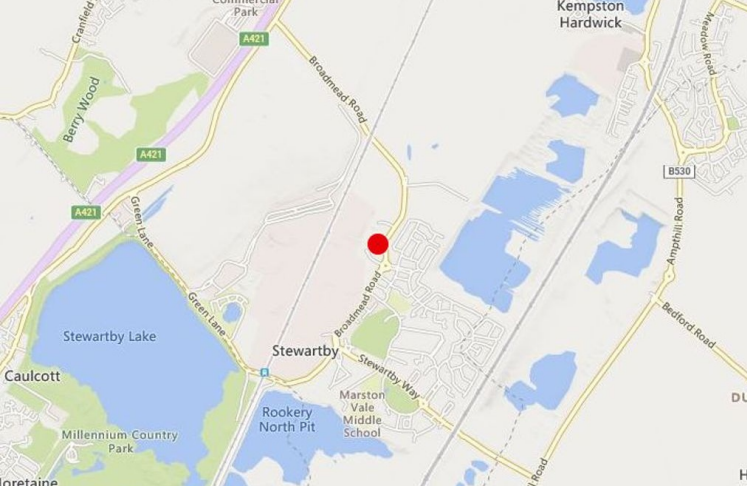


Unit 6

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

Contact: Paul Quay or Eamon Kennedy
Tel: **01908 678800**
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.

/// what3words

///shrugging.admire.incursion

Google Maps

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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 planning.
- The scheme is arranged as two terraces with generous yard space and additional parking.
- Unit 6 has an internal height of 7.5m, a loading door, kitchenette, offices/staff restrooms and WC at ground and first floor levels.

Terms

Available by way of a new lease for a term to be agreed. Rent on application.



Accommodation (Gross Internal Area*)

Warehouse	911.44 SQ M	9,811 SQ FT
Office	40.5 SQ M	436 SQ FT
Total	951.95 SQ M	10,247 SQ FT

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

EPC: A-19

Business Rates: The rateable value is £105,000. For the rates payable please contact us or www.voa.gov.uk

Estate Charge: Available upon request.

Contact:

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