

**BRAND NEW UNITS**

**TO LET**



**Units 8 & 9 Venture Business Park, Colesden, Bedfordshire**

811.1225977



**BTG**  
**Eddisons**

# UNITS 8 & 9 VENTURE BUSINESS PARK

COLESDEN, BEDFORDSHIRE



Agreement

To Let



Detail

Industrial



Rent

From £41,700 pa



Size

From 352 sq m (3,788 sq ft)



Location

Colesden, Bedfordshire



Property ID

811.1225977

**For Viewing & All Other Enquiries Please Contact:**



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## Property

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Venture Business Park is a brand-new development comprising of a variety of business/industrial units sat within a secure gated site.

Size options start from 1,744 sq ft (162 sq m) for individual units, up to a maximum total of 21,074 sq ft (1,956.85 sq m). The design allows for multiple units to be combined to create larger floor areas if required.

The units are of steel portal frame construction and each unit will have its own allocated parking within the site. The units have electric roller shutter doors to the main warehouse, and a separate glazed pedestrian access door. The units are currently finished to a shell and core specification ready for tenant fit-out as appropriate. Fit-out options may be available by negotiation.

The units are fitted with 3-phase power.

Units 8 and 9 provide an open plan workshop area which has been designed as two separate units and therefore fitted with two roller doors, two pedestrian access points and two utility connections to allow for flexible internal design options.

Externally, the site is covered by CCTV. There are also car charging points outside each unit.

## Terms

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The buildings are available by way of a new lease directly to the landlords upon terms to be agreed. The lease will be upon a full repairing and insuring basis.

## Rent

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£41,700 per annum for Units 8 and 9. The rent is plus VAT.

## Timing

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Ready and available now.

Eddisons is the trading name of Eddisons Commercial Ltd. 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.

## Energy Performance Certificate

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An EPC will be made available upon completion of the unit.

## Town & Country Planning

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We understand that the property has consent for B8 and E(g) (iii) of the Town and Country Planning (Use Classes) Order 1987 (as amended 2020).

Interested parties are advised to make their own investigations to the Local Planning Authority.

## Services

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Mains electricity and water are believed to be available to the premises. Interested parties are however advised to make their own enquiries of the relevant service providers.

## Rates

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The rateable value for the units is yet to be assessed and is likely to be available post-completion. Therefore the agents are able to provide an approximate guide for budgeting purposes.

## Legal Costs

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Each party is to be responsible for their own legal costs incurred in documenting the transaction.

## Anti-Money Laundering

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In accordance with Anti-Money Laundering Regulations, two forms of certified ID and confirmation of the source of funding will be required from the prospective tenants prior to instruction of solicitors.

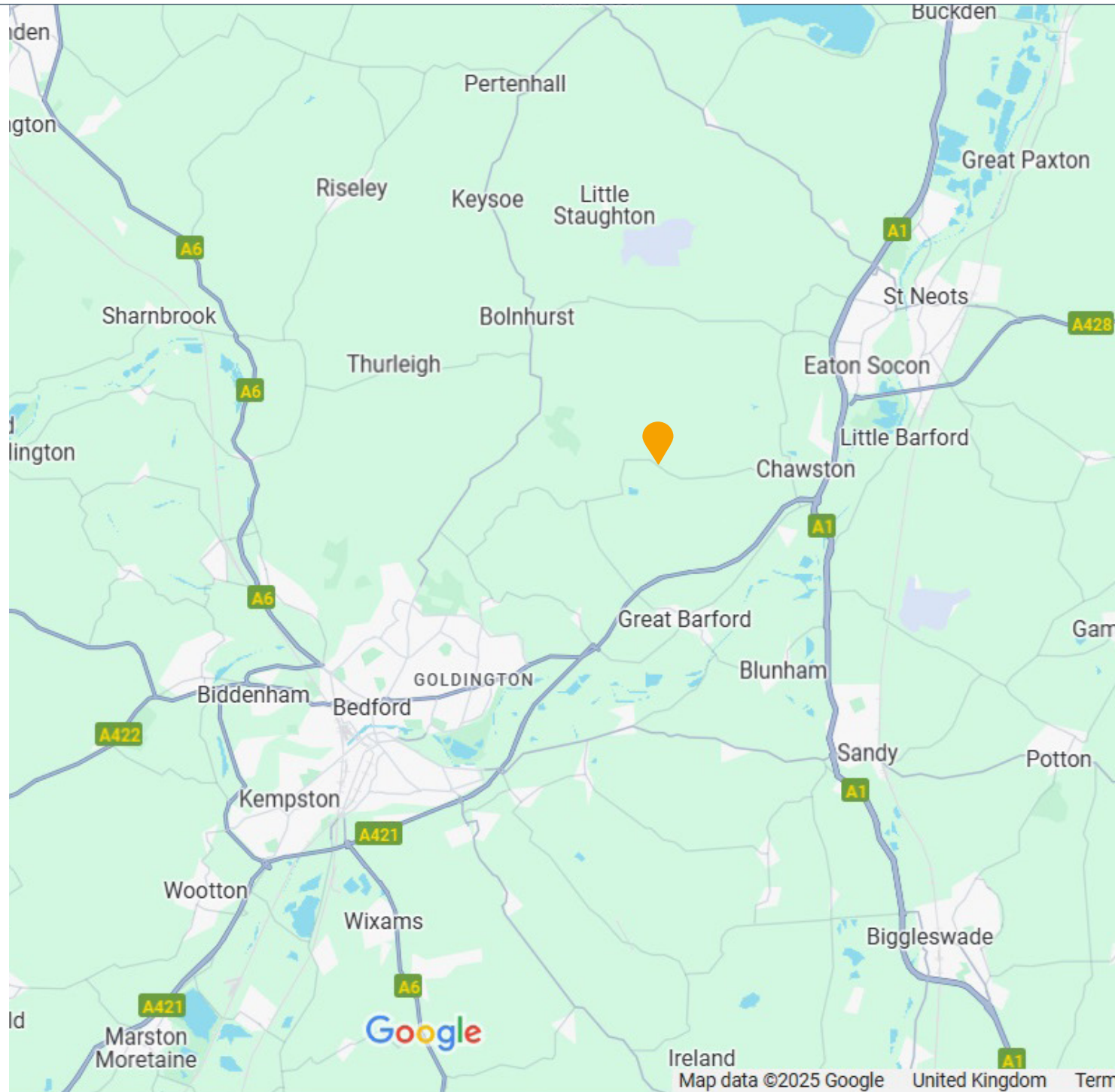


## Location

Colesden is situated approximately 6 miles from Bedford and 4.3 miles from St Neots town centres.

The subject property is situated approximately 5 minutes from the A1 at Wyboston which is currently undergoing significant improvement works. The £1billion pound improvement scheme will improve connectivity between Milton Keynes and Cambridge, aiming to support long-term growth in the region. The road is due to be completed in 2027. In addition to improved East and West connections there will also be a less-restrictive flow to traffic travelling North and South allowing for easier access.

To find the site, exit the A1 northbound at the Black Cat Roundabout at the Roxton turning. Follow the road approximately 300 yards to take the right turn. Follow the road straight until turning left onto Colesden Road. Proceed along the road where the site will be on the right.





## Availability Schedule

Unit	Sq m	Sq ft	Parking Spaces	Rent (per annum individually)	Combined
1	214	2,308	6	£24,300	£92,500
2	214	2,308	6	£24,300	
3	388	4,177	10	£43,900	
4	162	1,744	5	£19,180	£38,850
5	166	1,787	5	£19,670	
6	235	2,530	7	£26,565	£52,100
7	226	2,432	7	£25,535	
8	176	1,894	4	£20,835	£41,700
9	176	1,894	4	£20,835	

**Various combinations are possible. Interested parties are advised to contact the agents to discuss size requirements.**

