

To Let

Land at The Ridgeway Business Park, Blunham, Beds, MK44 3DE



£170,000 Per Annum



49,650 Sq Ft / 4,612.48 Sq M



The Property comprises a fully secured, self-contained storage yard extending to approximately 1.14 acres. The site provides a clear, level yard suitable for a variety of open storage and commercial uses, with fencing in place and access via a fully surfaced estate road.



Forming part of Ridgeway Business Park, Blunham, the Property sits within an established commercial environment with adjoining occupiers nearby. The site is well-suited to businesses seeking a secure and accessible yard within a recognised business park setting.



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Location

The Property is located within The Ridgeway Business Park in Blunham, Bedfordshire, an established commercial location positioned approximately 8 miles east of Bedford. The site benefits from excellent road connectivity via the A1, providing convenient access to Cambridge, Milton Keynes, and the wider South East region. Surrounding occupiers comprise a mix of industrial, logistics, and business users within a well-established commercial environment.

Terms & Tenure

The land is available To Let , subject to contract.

Accommodation

Land Area (Storage yard) : 49,650 Sq Ft (4,612.48 Sq M)

Rates

Rateable Value TBC . The rates payable may be affected by transitional arrangements. Interested parties should call the local Rating Authority for further advice.

EPC

The EPC rating for the property is TBC

VAT

All figures are quoted exclusive of VAT, purchasers and lessees must satisfy themselves as to the applicable VAT position, seeking appropriate professional advice.

Costs

Each party is to be responsible for their own legal costs.

Viewing

Strictly by appointment only please contact:



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