

# TO LET

8,345 Sq Ft (775.25 Sq M)

- › Recently refurbished industrial/warehouse unit
- › Generous parking and loading provisions
- › Electric roller shutter loading door
- › Refitted office space with WC's and kitchen



## 1 Arkwright Industrial Estate

Arkwright Road, Bedford, MK42 0LQ

Contact: Nathan George or Diccon Brearley  
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[eddisons.com](http://eddisons.com)





## Location

- Arkwright Road Industrial Estate is located on the Cambridge Road industrial area to the south of Bedford.
- The estate benefits from quick access to the A421 linking up with the A1 at the Black Cat Roundabout and the M1 at Junction 13.
- Neighbouring occupiers on the estate include Howdens, Toolstation and Asda.

 what3words

[///sprint.venue.guard](https://www.what3words.com/sprint.venue.guard)

 Google Maps

[Click here](#)

## Description

- A recently refurbished industrial/warehouse unit on a popular estate with good connectivity, parking provisions and loading.
- The unit comprises mostly open plan warehouse space with refurbished offices, wc's and kitchen.
- Further benefits include electric roller shutter door, 5m eaves height and 3 phase electrics.
- The unit is positioned back to back with Unit 4 which is also available to lease and provides the opportunity to lease approx. 16,000 square feet.

## Terms

Available by way of a new FRI lease for a term to be agreed at a rent of £87,623 per annum exclusive. VAT is payable.

## Accommodation

<b>Total</b>	<b>775.25 SQ M</b>	<b>8,345 SQ FT</b>
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\*The property has been measured in accordance with the RICS Property Measurements Standard 6th Edition

EPC: B-41

**Business Rates:** The Rateable Value is £56,500 per annum. For the rates payable, please contact [www.voa.gov.uk](http://www.voa.gov.uk)

## Contact:

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