

TO LET

1,075 Sq Ft (99.87 Sq M)

- Hard Standing to the Rear
- Single and Three-phase
Electrics
- These premises are not
suitable for car sales.



1 Church Road
Wilstead, Bedford, MK45 3HH

>D KirkbyDiamond

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LOCATION

- The premises are located at the junction of Luton Road and Church Road in the centre of the village of Wilstead.
- Direct links onto the A6.
- Within 7-minutes of the A421.
- Situated closely to Wixams and Bedford.

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Google Maps

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DESCRIPTION

- This industrial premises is tucked away to the rear of office premises, and is accessed separately via the main shutter door.
- The property benefits from concrete floors, LED lighting and WC facilities.
- There is further hard-standing to the rear suitable for additional storage.

TERMS

The premises are to be let on a new Fully Repairing and Insuring lease, subject to negotiation at a rent of £15,000.

ACCOMMODATION (Net Internal Area*)

Ground Floor	93.64 SQ M	1,008 SQ FT
Total	99.87 SQ M	1,075 SQ FT

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

EPC: EPC Rating - E (115)

Business Rates: Rateable Value - £5,800

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