david charles
property consultants

TO LET

The Ridgeway Business Park

The Ridgeway, Bedford, MK44 3DE

Fully Secured Self-Contained Storage Site Available Immediately

49,650 sq ft
(4,612.64 sq m)

- B8 Open Storage
- Self Contained, Secure Site
- 24/7 Access
- A421 (4 Miles)

The Ridgeway Business Park, The Ridgeway, Bedford, MK44 3DE

Summary

Available Size	49,650 sq ft
Rent	£3 per sq ft
Business Rates	Upon Enquiry
EPC Rating	Upon enquiry

Description

An opportunity to lease a fully secured self-contained storage yard located at Ridgeway Business Park, Blunham, an established commercial location strategically positioned within the Bedfordshire logistics corridor.

The property comprises a clear, level site suitable for a variety of open storage uses.The site is fenced and forms part of a wider business park with adjoining commercial occupiers and access via a fully surfaced estate road. Ridgeway Business Park is conveniently located on The Ridgeway, Blunham, and benefits from excellent road connectivity, with close proximity to the A1 and A421, providing efficient access to Bedford, Cambridge, Milton Keynes, Biggleswade, Sandy, and the wider South East motorway network.

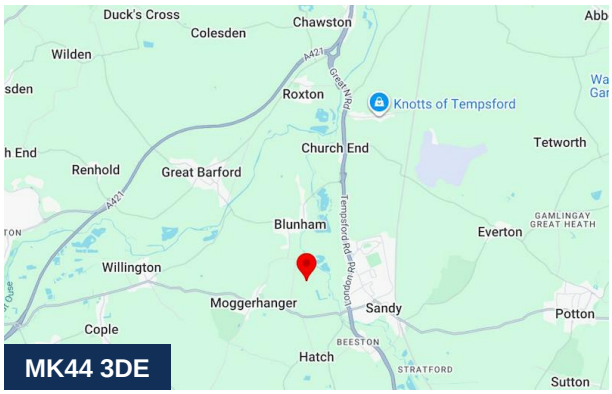
The site is well-positioned for occupiers seeking a secure and accessible base within an established industrial and distribution location.

Location

Ridgeway Business Park, Blunham is strategically located within Bedfordshire's established logistics and industrial corridor, providing excellent access to the regional and national motorway network. Situated just off the A1, the estate offers convenient north and southbound connectivity, with the A421 approximately 4 miles away providing direct links to Milton Keynes and the M1 corridor. Junction 13 of the M1 is located approximately 18 miles to the west, while Junction 14 of the M11 near Cambridge is approximately 28 miles to the east.

AML Requirements

To comply with the Money Laundering Regulations 2017, we are legally required to verify the identity of all parties to a transaction. Prospective purchasers/tenants must provide satisfactory identification documents and information regarding the source of funds. These checks will be carried out by an independent party before any agreement is formally entered into. The tenant or purchaser will be responsible for these costs.



Viewing & Further Information

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