TO LET

25,823 Sq Ft

(2,398.96 Sq M)



- 3x loading doors
- 7.5 meter internal height
- Gated estate with CCTV
- 2x 10 tonne gantry cranes available
- Rear hardstanding area of approx 15,000 Sq Ft for separate negotiation

Units 7 & 8

Stewartby Business Park, Broadmead Road, Stewartby, Bedford, MK43 9ND

Contact: Paul Quy or Eamon Kennedy
Tel: **01908 678800**
eddisons.com

BTG Eddisons







Location

- Stewartby Business Park is a recent development of several business units situated off Broadmead Road, Stewartby.
- Stewartby is a village that lies within the local authority administrative catchment of Bedford Borough Council.
- The village is located to the east of the A421 dual carriageway which gives ready access to Junction 13 of the M1 in the west and the A1 in the east.
- The nearest railway stations are Stewartby (Bletchley-Bedford link) and Bedford which offers frequent services to London St Pancras with a typical journey time of 35-45 minutes.

what3words

///kitten.practical.ramming

Google Maps

Click here

Description

- It was originally developed to service the adjacent brickworks which are now redundant and as a consequence, much of the land in the area which had formerly been used for the extraction of brick clay is now being repurposed. Throughout the last decade, Stewartby has been subject to several large scale residential developments increasing the population and employment catchment in the village.
- Stewartby Business Park is a modern development of business units with B2/8 planning. Situated next to Universal United Kingdom Resort in Bedford
- The scheme is arranged as two terraces with generous yard space and additional parking.
- Units 7 & 8 have an internal height of 7.5m, 3 loading doors, kitchenette, offices/staff restrooms & WC's at ground and first floor levels.
- 3 loading doors (one to the rear of unit 8 allowing for a drive through facility).

Terms

Available by way of a new lease for a term to be agreed at a rent of £400,256 per annum exclusive. VAT is to be confirmed.

Accommodation (Gross Internal Area*)

Unit 7 Warehouse	**675.94 SQ M**	**7,276 SQ FT**
Unit 7 Office	**40.23 SQ M**	**433 SQ FT**
Unit 8 Warehouse	**1,582.74 SQ M**	**17,037 SQ FT**
Unit 8 Office	**80.82 SQ M**	**870 SQ FT**
Total	**2,398.96 SQ M**	**25,823 SQ FT**

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

EPC: A-17

Business Rates: The rateable value is £187,000. For the rates payable please contact us or www.voa.gov.uk

Estate Charge: Available upon request.

Contact:

PAUL QUY
07917 268653 paul.quy@eddisons.com

EAMON KENNEDY
07887 835815 eamon.kennedy@eddisons.com

BTG Eddisons is a trading name of Eddisons Commercial Ltd, registered in England and Wales (No. 3280893). 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.