

# TO LET

400 Sq Ft (37.16 Sq M)

- Former Timber Merchants
- Available In Part or Whole
- Fenced & Gated Yard
- Multiple Loading Doors



**Unit 1C**

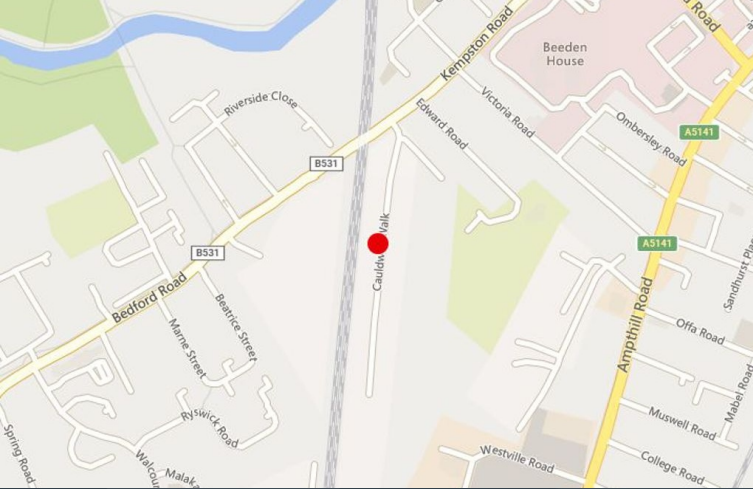
**Cauldwell Walk, Bedford, MK42 9DT**

**>D KirkbyDiamond**

Contact: Nathan George or Diccon Brearley

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[kirkbydiamond.co.uk](http://kirkbydiamond.co.uk)



## LOCATION

- Located at the entrance to Cauldwell Walk Industrial Estate with immediate access to Kempston Road.
- Centrally positioned close to the town centre and Bedford train station.
- Approximately 2 miles north of the A421 providing access to the A1 at the Black Cat roundabout and the M1 at Junction 13.

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Google Maps

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## DESCRIPTION

- A pair of modern light industrial units with yard areas in a central location.
- Available to lease together or separately and benefitting from multiple loading doors, showroom/office space and wc facilities.
- The yard areas are fenced and gated and there are temporary building on site that can stay or be removed.

## TERMS

Available by way of a new FRI lease for a term to be agreed at a rent of £6,000 per annum. VAT is payable

## ACCOMMODATION

Total **37.16 SQ M** **400 SQ FT**

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

EPC: TBC

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

## CONTACT:

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