

# 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

Contact: Joshua Parello or William Fountaine  
Tel: **01234 905128**  
[eddisons.com](http://eddisons.com)





## 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.

 what3words

///letters.messing.astounded

 Google Maps

[Click here](#)



## 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\*)

<b>Ground Floor</b>	<b>93.64 SQ M</b>	<b>1,008 SQ FT</b>
<b>Total</b>	<b>99.87 SQ M</b>	<b>1,075 SQ FT</b>

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

**EPC: E-115**

**Business Rates: TBC**

## Contact:

**JOSHUA PARELLO**

**[07951 613205 joshua.parello@kirkbydiamond.co.uk](mailto:joshua.parello@kirkbydiamond.co.uk)**

**WILLIAM FOUNTAINE**

**[william.fountaine@kirkbydiamond.co.uk](mailto:william.fountaine@kirkbydiamond.co.uk)**