

TO LET

1,119 Sq Ft (103.96 Sq M)

- › Unit With Open Yard Area
- › Secure Location
- › Electrics & Lighting

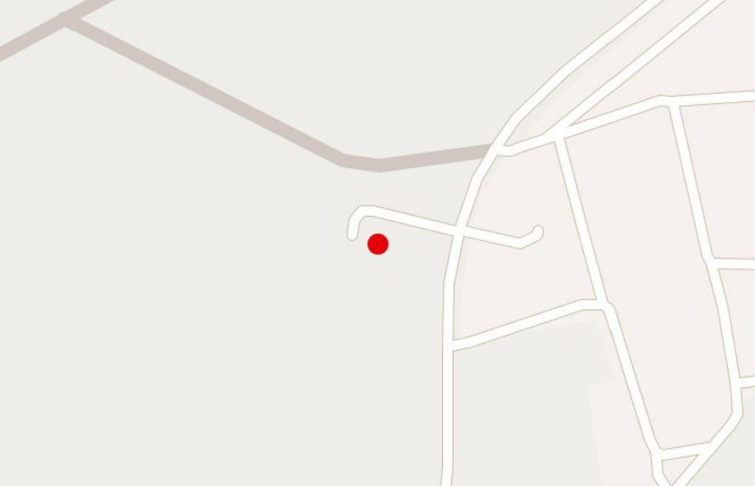


Unit 59c

Little Staughton Airfield Industrial Estate, Little Staughton, Bedford, MK44 2BN

Contact: Nathan George or Charlotte Beard
Tel: 01234 905128
eddisons.com





Location

- Little Staughton Airfield & Industrial Estate is located on the outskirts of the popular Bedfordshire Village of Little Staughton. The Airfield has a long history throughout WW1 & WW2 hosting both USAAF and RAF squadrons of bomber aircraft and private light aircraft still fly from the one remaining runway.
- The industrial estate is accessed via Colmworth Road approximately 5 miles from St Neots and 8 miles from Bedford. It's location also benefits from quick access to the A1 and A421 linking the A1 to the M1 at Junction 13.



[Click here](#)



Description

- A semi detached light industrial / workshop unit on the Little Staughton Airfield Industrial Estate.
- The building is laid out across 3 separate rooms and has a garage door for loading access plus a small storeroom with separate access.
- Externally there is a hard standing area adjacent to the building of approximately 6,000 sq ft and there is a communal WC within 50 yards of the building.

Terms

Available by way of a new FRI lease for a term to be agreed at a rent of £12,500 per annum exclusive

Accommodation

Total **103.96 SQ M 1,119 SQ FT**

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

Service Charge: Available upon request

Contact:

NATHAN GEORGE

07741 261890 nathan.george@eddisons.com

CHARLOTTE BEARD

07990 048182 charlotte.beard@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.