

# Industrial / Warehouse TO LET

**HOLLIS  
HOCKLEY**

DETACHED UNIT WITH SECURE YARD



## Unit 12 St Martins Centre, St. Martins Way, Bedford, MK42 0LF

Modern warehouse awaiting refurbishment. 6m clear internal height, three loading doors and a secure side yard. Available Q2 2026.

### Summary

<b>Tenure</b>	To Let
<b>Available Size</b>	33,378 sq ft / 3,100.92 sq m
<b>Rent</b>	£14.50 per sq ft
<b>Service Charge</b>	£0.42 per sq ft
<b>Rateable Value</b>	£240,000 The Rateable Value is £240,000 (Draft 2026 Rating List)
<b>EPC Rating</b>	C (54)

### Key Points

- Awaiting refurbishment (specification available upon request)
- 3 Loading doors (2 at the front, 1 on the side leading to secure yard area)
- 3 phase power supply
- 6m clear internal height, rising to 7.6m at the apex
- Lighting within the warehouse
- Generous parking allocation

# Unit 12 St Martins Centre, St. Martins Way, Bedford, MK42 0LF

## DESCRIPTION

Modern warehouse unit awaiting refurbishment. The unit benefits from 6m clear internal height, rising to 7.6m at the apex. The landlord is proposing a comprehensive refurbishment of the unit to include LED lighting throughout and the upgrading of the office area. Externally the unit benefits from a generous parking allocation, loading at the front and a secure yard at the side of the property which can provide additional parking or secure storage. Further details on the timing and specification of the refurbishment are available upon request.

## LOCATION

St Martins Business Centre is accessed just off of Cambridge Road - one of the main commercial areas on the southern edge of Bedford with excellent access to the A421 dual carriageway. The A421 links Bedford to M1 Junction 13 (11 miles) and the A1 (8 miles). At the A1, improvement works to Black Cat Roundabout are ongoing and due to complete in early 2027 - significantly improving access to Cambridge and the east. Bedford is served by a fast train service to London St Pancras with a typical journey time of 43 minutes.

## ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Warehouse	29,471	2,737.95	Available
1st - Offices	3,907	362.97	Available
<b>Total</b>	<b>33,378</b>	<b>3,100.92</b>	

## VIEWINGS

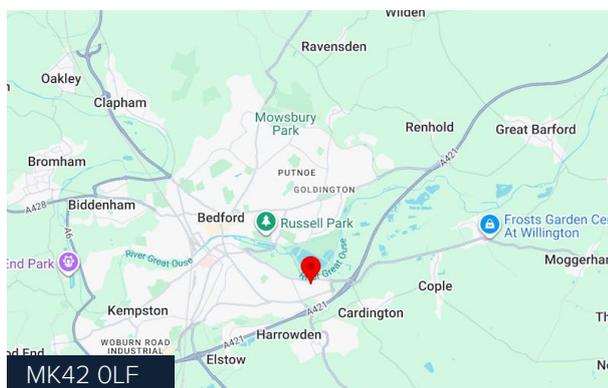
For viewings and further information, please contact the joint sole agents, Adroit REA or Hollis Hockley.

## TERMS

The unit is available on a new lease on terms to be agreed. Further details available upon application.

## ANTI MONEY LAUNDERING

To comply with Anti Money Laundering regulations, Hollis Hockley undertake ID checks for all successful purchasers and tenants where legislation requires us to do so.



## Viewing & Further Information

### NICK HARDIE

07732 473357

[nick.hardie@hollishockley.co.uk](mailto:nick.hardie@hollishockley.co.uk)

### FREDDIE CHANDLER

07935 769627

[Freddie.chandler@hollishockley.co.uk](mailto:Freddie.chandler@hollishockley.co.uk)

MISREPRESENTATION ACT 1967: These particulars are for guidance only and do not form part of any contract, nor can their accuracy be guaranteed. FINANCE ACT 1989: Unless otherwise stated, all prices and rents are exclusive of Value Added Tax. Any intending purchaser or lessee must satisfy themselves independently as to the incidence of VAT in respect of any transaction. SERVICES: The Agents have not tested any of the mechanical, electrical or other service installations, and any occupier must satisfy themselves independently as to the state and condition of such services. Generated on 30/03/2026