

Industrial / Warehouse TO LET

**HOLLIS
HOCKLEY**

TO BE REFURBISHED



Units 10 & 11, St. Martins Business Centre, St. Martins Way, Bedford, MK42 0LF

Modern warehouse unit awaiting refurbishment. 6m clear internal height, loading canopy, low office content and 2 level access doors.

Summary

Tenure	To Let
Available Size	27,646 sq ft / 2,568.40 sq m
Rent	Rent on application
Service Charge	£0.42 per sq ft 2025 Budget Figure
Business Rates	N/A
EPC Rating	C (62)

Key Points

- Awaiting refurbishment (specification available on request)
- 6.5m deep covered loading bay with 2 ground level loading doors
- Warehouse lighting
- 6m clear internal height
- Potential to create low site density option with an adjoining yard of approx 0.5 acres (accessible by an additional loading door)
- 3 phase power supply

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DESCRIPTION

Modern warehouse unit awaiting refurbishment. The unit benefits from 6m clear internal height, rising to 7.6m at the apex. Internally the warehouse is lit and a small ground floor office of 800 sqft has been formed in one corner. The landlord is proposing a comprehensive refurbishment of the unit to include LED lighting throughout, the installation of new w/c facilities and the upgrading of the office area. Externally the unit benefits from a generous parking allocation, a 6.5m deep covered loading bay with two level access doors and a 23.5m deep service apron (at the mid point). The unit was previously occupied with the adjoining offices (Unit 10A), however there are proposals to demolish these offices and create a low density offer with a compound of c. 0.5 acres which could be available by separate negotiation. Further details on the timing and specification of the refurbishment are available upon request.

LOCATION

St Martins Business Centre is accessed from 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:

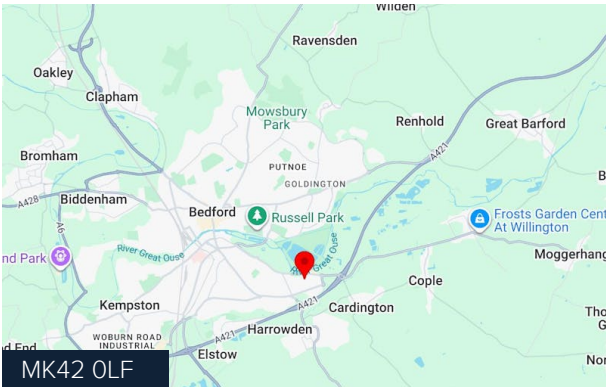
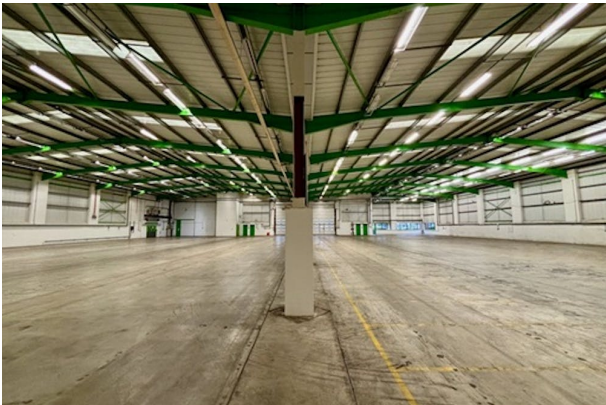
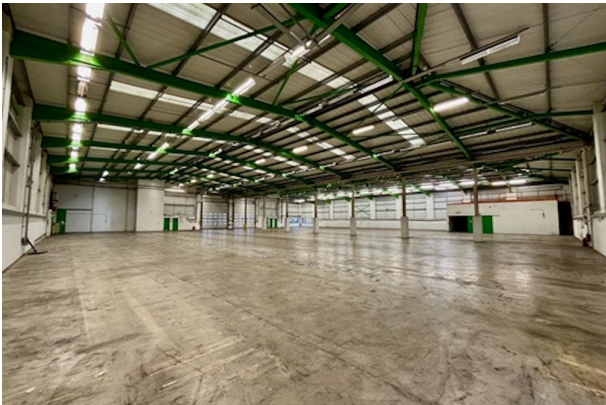
Name	sq ft	sq m	Availability
Ground - Warehouse	27,646	2,568.40	Available
Total	27,646	2,568.40	

VIEWINGS

To arrange a viewing, please contact the joint sole agents, Adroit Real Estate Advisors, or Hollis Hockley.

TERMS

The building is available on a new FRI lease, on terms to be agreed.



Viewing & Further Information

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