

Units 10 and 11 St. Martins Business Centre

St. Martins Way, Bedford, MK42 0LF

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REAL ESTATE ADVISORS

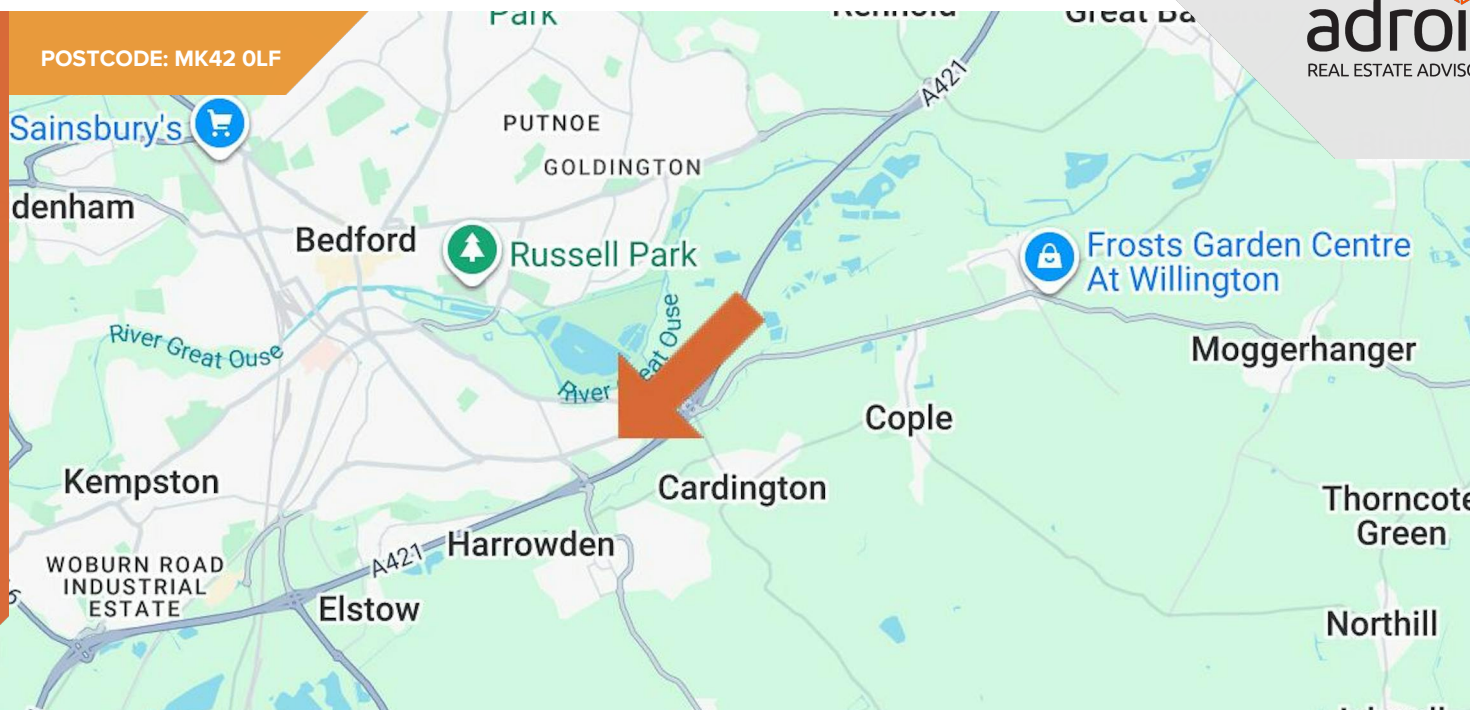


TO LET

27,646 sq ft (2,568.40 sq m)

- Awaiting refurbishment (specification available upon request)
- 6m clear internal height
- 6.5m deep covered loading bay with 2 up and over loading doors
- Potential to create a low density option with an adjoining yard of approx 0.5 acres (accessible by an additional loading door)
- Lighting within the warehouse
- 3 phase power supply

POSTCODE: MK42 0LF



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). There are proposals to demolish these offices and create a low density offer with a compound c0.5 acres which could be available by separate negotiation. Further details on the timing and specification of the refurbishment are available upon request.

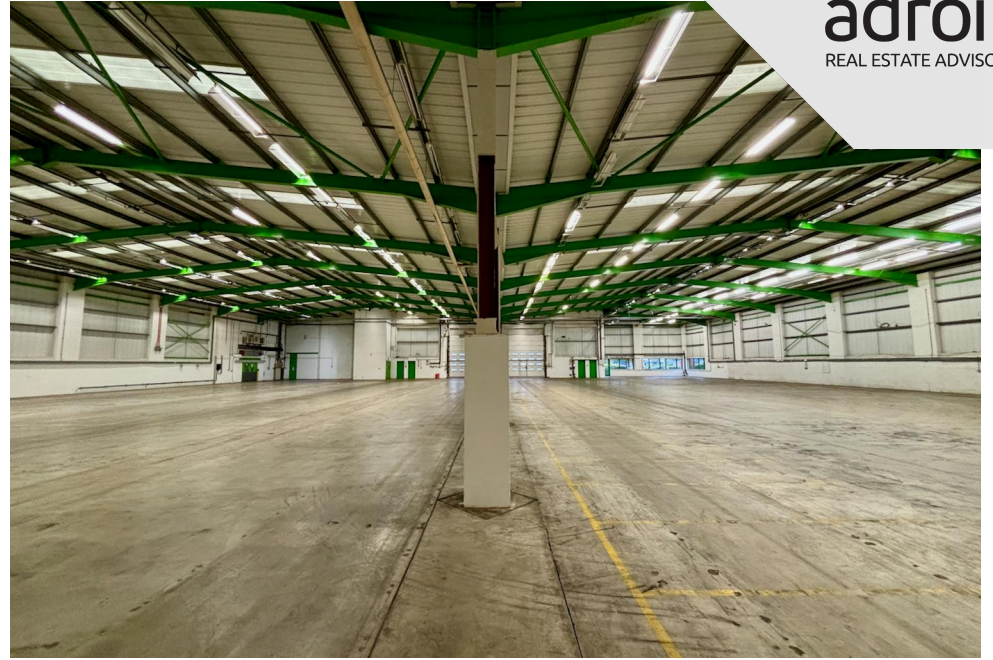
Location

St Martins Business Centre is accessed 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 property has been measured on the basis of Gross Internal Area:

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



Tenure

Available on a New Lease basis only. Please contact the agents for quoting terms.

EPC

C (62)

Availability

Available Immediately

Service Charge

£0.42 per sq ft (2025 budget figure). Buildings insurance approx 15p per sqft.

Legal Costs

Each party to be responsible for their own legal costs incurred in any transaction.

Business Rates

Further information is available upon request.

Viewings

Viewing strictly by prior appointment via the sole agents - Adroit Real Estate Advisors

Adroit Real Estate Advisors



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