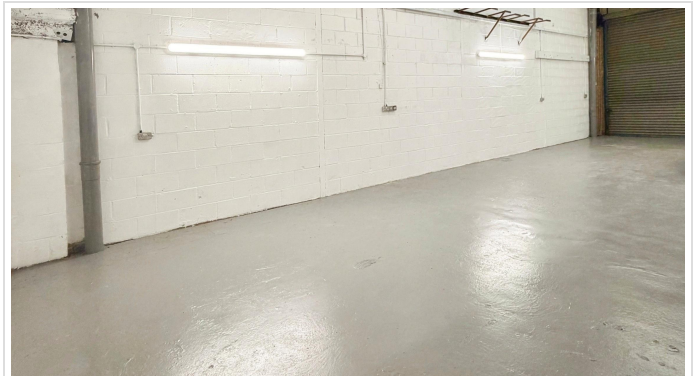
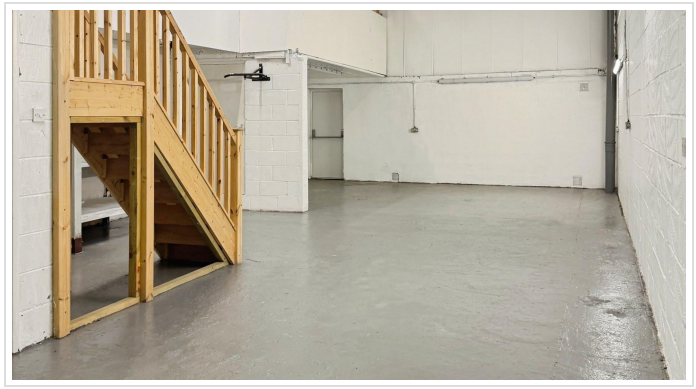




99Home Ltd.
99Home Ltd,
Sutton Business Centre,
Restmor Way,
Wallington,
SM6 7AH,
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Email
:info@99home.co.uk

0 Bed Warehouse In Shuttleworth Court, Shuttleworth Road,, Bedford, MK41
OEN £2,000 Monthly





SHORT DESCRIPTION

Property Ref: 16901 A highly sought after industrial unit, freshly renovated offering a clean, modern workspace within one of Bedford's most in-demand commercial areas. Excellent location surrounded by a wide mix of established businesses and steady customer traffic. Industrial units of this size rarely become available in this part of Bedford, making it an attractive option for companies looking for a practical, well located base. Ideal for businesses needing practical warehouse space with the benefit of office accommodation and excellent transport links. Key Features Recently refurbished throughout 1,144 sq ft (106.3 sq m) total floor area Open plan warehouse with solid concrete flooring Ground floor and first floor office areas Roller shutter door for easy loading Separate personnel entrance Kitchenette and WC facilities Eaves height approx. 4.5m-5.8m Allocated parking spaces directly outside plus an additional space within the estate EPC Rating: C (73) Property Overview The unit provides a bright, functional warehouse space suitable for storage, light industrial use, trade operations, or similar commercial activities. The recent renovation has refreshed the internal finishes, creating a clean and presentable environment ready for immediate occupation. The layout combines a bright, open warehouse with useful office or reception areas and additional storage, making it suitable for a wide range of commercial uses. The main warehouse provides a generous, uninterrupted floor area with strong ceiling height. The unit has been upgraded with a brand new 3-phase electrical fuse board, providing increased power capacity for more demanding operations, making it ideal for businesses that rely on heavier tools or specialist equipment. The unit consists of Two office spaces: one on the ground floor and one above which create a natural separation between administrative work and day to day operations. This makes the unit practical for companies that need both functional workspace and a professional area for meetings, planning or customer interaction. A mezzanine level adds even more flexibility, offering extra storage without sacrificing floor space. The unit already has CCTV cabling in place, giving incoming tenants the option to connect their own cameras. Location Situated on Shuttleworth Road within the well known Elms Farm Industrial Estate, the property sits among a mix of trade, automotive and light industrial occupiers. The area benefits from strong road connections, with quick access to the A421, linking directly to the A1 and M1. Bedford town centre and Bedford railway station are only a short drive away, providing convenient access for staff and customers. Parking Allocated parking is available directly in front of the unit, plus one additional designated space elsewhere on the estate. Business Rates With a rateable value of £10,250, the unit falls within the threshold where many small businesses could qualify for Small Business Rates Relief. Prospective tenants should confirm their eligibility with Bedford Borough Council. Usage The current permitted uses of the site fall within use class B2. Location M1 J13: 16.5 miles A1: 6.4 miles Milton Keynes: 23 miles Property Type: Warehouse Full selling price: £2000.00 Pricing Options: Fixed Price EPC rating: C Measurement: Bedrooms, Bathrooms, and Living Room Parking: Allocated Possession of the property: Vacant...

0

Bed Room(s)

0

Bath Room(s)

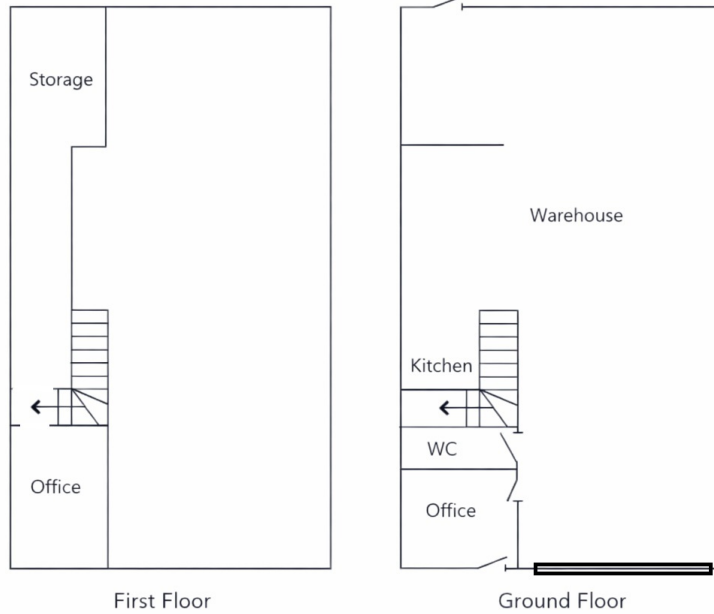
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Living Room(s)

FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.

All measurements are a maximum and include wardrobes and bay windows where applicable.

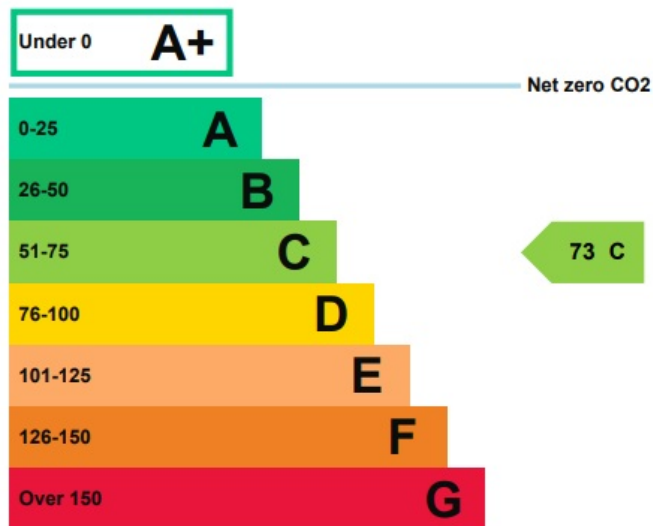


EPC GRAPH

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.

Energy rating and score

This property's energy rating is C.



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