

The Morewood Centre, Wallis Way

Bedford, MK42 0PE

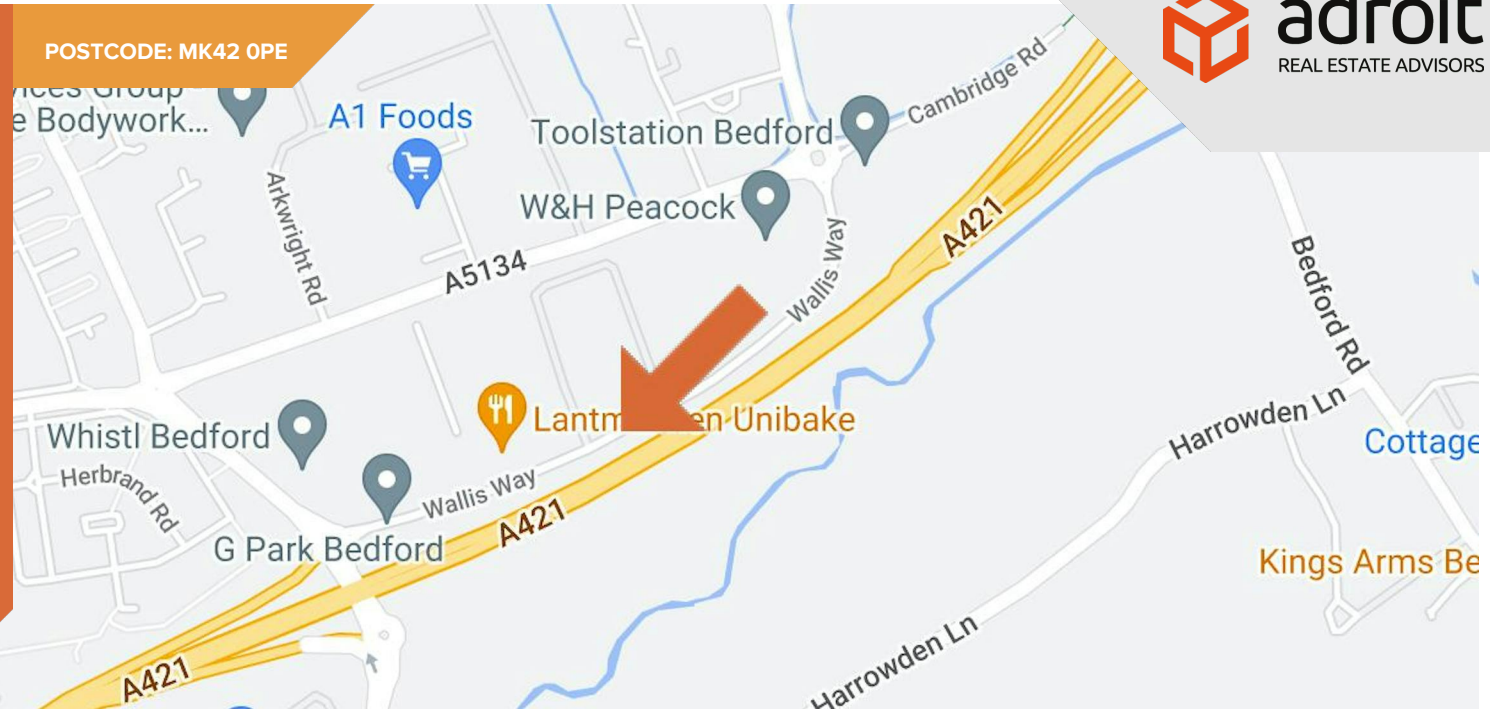


TO LET

145,436 sq ft (13,511.45 sq m)

POSTCODE: MK42 0PE

- 12m eaves height
- 6.4 acre site
- Sprinklers
- 5 Dock Level doors
- 8 Level access doors with canopy
- Truck wash facility
- Large yard with HGV Parking
- Gatehouse
- TO BE REFURBISHED



Description

The Morewood Centre provides modern logistics space and is to be completely refurbished. The unit has an eaves height of 12m and dock and level access provision with a good sized yard area allowing for circulation and HGV Parking. The building provides a sprinkler system and currently a truck wash and fuelling facility

Location

The building is well located, just south of Bedford town centre in a high profile, slightly elevated position fronting the A421, midway between the A1 (Black Cat Roundabout) and M1 (junction 13).

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Warehouse	117,913	10,954.48
Ground - Dray dock	16,422	1,525.65
Ground - Office	3,757	349.04
Building - 1st and 2nd Floor Office	7,344	682.28
Total	145,436	13,511.45



Tenure

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

EPC

C (71)

Availability

Further information is available upon request.

Service Charge

Further information is available upon request.

Legal Costs

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

Business Rates

Rateable Value of £970,000

Viewings

Viewing strictly by prior appointment via the sole agents - Adroit Real Estate Advisors, Moriarty & Co, BNP Paribas Real Estate

Adroit Real Estate Advisors



Steve Williams

T: 0203 9 618191
M: 07860 708 665
swilliams@adroitrealestate.co.uk



Lloyd Spencer

T: 01582 320009
M: 07768 480937
lspencer@adroitrealestate.co.uk

Moriarty & Co

Steven Moriarty

T: 07876 440 768
M: 07876 440 768

BNP Paribas Real Estate

Ben Wiley

M: 07771 662009



www.adroitrealestate.co.uk

This brochure and description and measurements herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed. Unless otherwise stated, all rents quoted are exclusive of VAT. Any intending purchaser or lessee must satisfy themselves independently as to the incidence of VAT in respect of a transaction. Generated on 05/03/2024