

TO LET
COMMERCIAL PREMISES
Unit 4
Marston Vale Business Park,
Lower Hazeldines, Marston Moretaine
Bedford MK43 0XT



Area 2250 sq.ft. (209 m²)

- **Modern premises suitable for food preparation.**
- **Available on new lease terms**
- **Easy access to A421 dual carriageway, A1 and Junction 13 of the M1**

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A list of directors and chartered surveyors is available from the registered office.

Company Registration No. 3445835

Unit 4 Marston Vale Business Park Marston Moretaine MK43 0XT

LOCATION

The site is well placed just to the east of the A421 bypass road that connects with the A1 dual carriageway at the Black Cat Roundabout, approximately 21 km away, and the M1 at Junction 13 is 5.5 km distance. Milton Keynes and Bedford are both within easy reach. As you enter Marston Moretaine village from Bedford, turn left at the roundabout onto Chapel Road which leads onto Gold Furlong, then left onto Lower Hazeldines and the units are located at the end of this road.

DESCRIPTION

Marston Vale Business Park is a high quality development of commercial units providing a range of uses with B1 planning.

The unit has clear roof panels to provide ample internal light. The building offers clear internal space with a ridge height of 24.5ft (7.46m) and eaves of 20ft [6m]. Loading to the front.

Recently used for ice cream manufacture. The premises are considered to be compliant for food standard preparation.

ACCOMMODATION

Unit 4	2250sq.ft	209m ²
Mezzanine	2035sq.ft	198.05m ²
Office and toilet facilities		

The unit provides ground floor workspace. The unit has translucent roof lighting. Internet connection, gas and electricity available and electric roller shutter doors of good height 13ft wide x 17ft high [3.96m x 5.18m]. There is ample onsite parking and good loading access.

The rear food preparation area (777sq.ft/72.18m²) and front stores is divided by two Scandia double ended walk in cold rooms. Metal stairs to the mezzanine together with a goods Advanced Handling 250kg lift.

SERVICES

All mains services are understood to be connected to the premises together with broadband fibre connection.

No services have been tested.

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PARKING

There is allocated car parking to the unit.

RATES

Rateable Value £35,500 from April 2026

Information can be sought from the local Valuation Office

TENURE

The property is offered leasehold on a standard repairing and insuring liability for a term of length to be agreed.

RENT - UNIT 4

POA

EPC

Rating of A until 2030.

POSSESSION

Upon completion of legal documentation.

LEGAL COSTS

Each party to bear their own legal costs

VAT

All figures are exclusive of VAT. Value added tax may be payable and prospective lessees ought to satisfy themselves in respect of the position regarding VAT and take professional advice if necessary.

VIEWING

Strictly by appointment with the agents Cliftons 01767 312131 or 600111

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Mezzanine lift



Unit 4 Marston Vale Business Park Marston Moretaine MK43 0XT



Twin walk-in freezers



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