

# TO LET



1A Lyon Close  
Woburn Road Industrial Estate  
Kempston  
Bedford MK42 7SB

A Modern Detached Factory &  
Office Unit On A Self Contained  
Gated Site  
11,257 SqFt (1,045.78 SqM)

- Single & 3 Phase Electrics
- Security Entry Gates
- LED Lighting
- Gas Warm Air Heaters
- Kitchen & Staff Room

## Location

The premises are situated on a self contained site of approx. 0.5 acres located on the Woburn Road Industrial Estate Kempston which is sited adjacent to the A421 Bedford Bypass at the junction with the A428.

Access to the building is from Chantry Road.

## Description

A modern detached factory and office unit with additional storage facilities and secure yard.

The unit is constructed of a steel portal frame with insulated profiled steel sheeted elevations and roof.

In addition to the main building is a separate storage building and containers.

The property has been upgraded since new to provide an office, reception area, ladies & gents wc facilities, a meeting room and staff room.

LED Lighting has been installed and there is gas warm air heating to the factory.

Access is gained via 3 metal roller shutter doors 4.41m-4.08m and the site is fenced and gated with access via electric security gates.

To the rear is an enclosed yard/storage area which can be further improved by additional surfacing.

## Terms

The premises are to be let on a new full repairing and insuring lease for a term to be agreed at a rental of £85,000 per annum exclusive.

## EPC

TBA

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## Business Rates

Rateable Value - £53,000

Interested parties are advised to contact the Local Authority

## VAT

Intending occupiers should satisfy themselves as to the incidence or otherwise of VAT on this transaction.

## Floor Area (GIA)

The property has been measured in accordance with the RICS Property Measurements Standard 2nd Edition

Accommodation	Sq M	Sq Ft
Ground Floor	769.4	8,282
First Floor	201.96	2,174
Storage Building	74.41	801
<b>Total</b>	<b>1,045.78</b>	<b>11,257</b>

Areas quoted are approximate and should not be held as 100% accurate.

## Viewings

For further details please contact;

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