

FOR SALE- Workshop & Yard



2 Postley Road
Woburn Road Industrial Estate
Kempston
Bedford
MK42 7BU

Detached Workshop/Warehouse
plus extensive yard.

9,068 Sq Ft (842.43 Sq M)

- 5 Bay HGV Garage/Workshop Building.
- 3 Inspection Pits plus Rolling Road.
- High Quality Office accommodation.
- Site of approx 1.26 acres.
- Concreted Surface and Secured by Gates.

Location

The premises are located on the Woburn Road Industrial Estate in Kempston, which is located adjacent to the A421 Bedford Bypass and the A6.

The premises are accessed directly off Postley Road approximately 0.9 miles from the A421. The A6 is approximately 1.9 miles and J13M1 approx 7.8 miles whilst the A1 is approx 11.3 miles.

Description

A detached steel framed warehouse which has recently been refurbished, extended and reclad.

The property occupies its own self-contained site extending to 1.26 acres which is securely fenced and gated.

The property has been extended to the front with open plan and cellular office accommodation including demountable partitioning, perimeter trunking, suspended ceilings, recessed Category II lighting, radiator central heating and air conditioning.

Staff welfare facilities include separate ladies and gents wc facilities and a kitchenette. It further benefits from a separate staff break out area which also benefits from a kitchenette and single wc facility.

The workshop/warehouse provides clear span accommodation and is configured as a 5 lane vehicle repair workshop. A rolling road system is incorporated into a single lane whilst three lanes feature underground inspection chambers. The remaining lane lies to the side of the tyre changing bay with associated mezzanine storage.

All lanes are fronted with electronically controlled sectional up and over loading doors (3x 5.80m H x 3.80m W and 2 x 4.00m H x 3.75m W).

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There is an additional mezzanine floor which provides two separate rooms used as a work office with accompanying storage.

Externally the concrete surfaced open storage yard extends to approx. 0.75 acres of additional usable area and currently incorporates a surface mounted diesel tank.

GIA – Gross Internal Area

The property has been measured in accordance with the RICS Property Measurements Standard 6th Edition.

Accommodation	Sq M	Sq Ft
Ground Floor Office	255.73	2,753
Workshop Full Height	443.09	4,769
Storage	<u>54.48</u>	<u>586</u>
	<u>753.30</u>	<u>8,108</u>
Mezz Office	48.73	524
Mezz workshop	<u>40.58</u>	<u>436</u>
	<u>89.31</u>	<u>960</u>
TOTAL	<u>842.61</u>	<u>9,068</u>

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

Terms

The premises are to be sold freehold with vacant possession at a sale price of £2,400,000 exclusive.

VAT

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



Business Rates

Rateable Value - £60,500.00

Interested parties are advised to contact the relevant Local Authority.

EPC(s)

100 D.

Viewings

Strictly by appointment only.

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