

TO LET

13,843 Sq Ft

(1,286.01 Sq M)

- Due to relocation - a modern detached workshop/warehouse
- Ample On Site Parking
- Loading/Delivery Area
- Fast Access To The M1 & A1
- Extensive Mezzanine



Kempston Radiators

Wolseley Road Woburn Road Industrial Estate, Kempston, Bedford, MK42 7EF

 **KirkbyDiamond**

Contact: Nathan George or Diccon Brearley

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kirkbydiamond.co.uk



LOCATION

- The premises are located on the popular Woburn Road Industrial Estate in Kempston
- Immediate access to the A421 Bedford Bypass which links to the A1 at the Black Cat Roundabout at the A1 at Junction 13
- Approx 6.6 miles to Bedford Town Centre
- Approx 15.2 miles to Milton Keynes

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 Google Maps

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DESCRIPTION

- Detached workshop/warehouse
- Extensive mezzanine floor for additional storage
- Externally is a yard area with parking
- Secure perimeter fencing,
- Inspection pit (can be filled if not required)

TERMS

The premises are available on a new full repairing and insuring lease for a term to be agreed at a rent of £100,000 per annum exclusive.

ACCOMMODATION

Ground Floor	951.39 SQ M	10,241 SQ FT
First Floor Mezzanine	334.63 SQ M	3,602 SQ FT
Total	1,286.01 SQ M	13,843 SQ FT

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

EPC: E-108

Business Rates: The Rateable Value is £85,500 per annum. For the rates payable, please contact www.voa.gov.uk

CONTACT:

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