

# TO LET



3 Triumph Way  
Woburn Road Industrial Estate  
Kempston  
Bedford  
MK42 7QB

## Modern Terraced Storage/Workshop Unit

3,070 SqFt (285.24 SqM)

- Accommodation Over Ground & First Floors
- Disabled WC Facility
- Up & Over Loading Door
- 5/6 Parking Spaces



## Location

The premises are situated on Triumph Way which is located on the Woburn Road Industrial Estate adjacent to the A421 Bedford Bypass at the Kempston junction with the A6.

## Description

The premises comprise of a modern middle terrace storage/workshop building constructed of a steel portal frame with brick and block walls and profiled steel upper elevations and roof.

Internally the unit provides storage/workshop accommodation over two floors. The ground floor is predominantly storage / light industrial space together with a disabled WC. The first floor provides further storage space plus an office area, kitchenette and a second toilet facility. 5-6 parking spaces are located to the front of the property. Goods access is gained via an up and over loading door 2.99m - 4.06m (9'9" – 13'4").

## 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 £26,000 per annum exclusive.

## VAT

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

## Business Rates

Rateable Value - £17,750

Interested parties are advised to contact the relevant Local Authority.

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## 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	147.99	1,593
First Floor	137.21	1,477
Total	285.24	3,070

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

## EPC

D - 81

## Viewings

For further details please contact;

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