

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.

DISCLAIMER

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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.

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Viewings

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