

TO LET

11,257 Sq Ft

(1,045.78 Sq M)

- Two Roller Shutter Loading Doors
- Self Contained Gated Site With Front Yard
- Single & 3 Phase Electrics and LED Lighting
- Additional Yard Area To The Rear



1A Lyon Close

Woburn Road Industrial Estate , Bedford, MK42 7SB

>D KirkbyDiamond

Contact: Nathan George or Diccon Brearley

Tel: 01234 905128

kirkbydiamond.co.uk



LOCATION

- The premises are situated on a self contained site of approximately 0.5 acres within the Woburn Road Industrial Estate in Kempston to the south of Bedford
- The industrial estate is conveniently located adjacent to the A421 Bedford Bypass which links the A1 at the Black Cat Roundabout to the M1 at Junction 13

 what3words

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 Google Maps

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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 front yard there are separate storage buildings and additional yard area to the rear

TERMS

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

At the point of agreeing Heads of Terms, the proposed tenant will provide an undertaking of £2,500 plus VAT to cover the landlords costs in the event that the tenant withdraws from the letting.

ACCOMMODATION

Ground Floor	769.4 SQ M	8,282 SQ FT
Mezzanine	201.96 SQ M	2,174 SQ FT
Storage Building	74.41 SQ M	801 SQ FT
Total	1,045.78 SQ M	11,257 SQ FT

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

EPC: EPC Rating - B (48)

Business Rates: The rateable value is £53,000. To establish the rates payable please access www.voa.gov.uk

CONTACT:



NATHAN GEORGE

07741 261890 nathan.george@kirkbydiamond.co.uk



DICCON BREARLEY

07896 086291 diccon.brearley@kirkbydiamond.co.uk

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