

TO LET

42,615 Sq Ft

(3,958.93 Sq M)

- › Shared Fenced & Gated Site
- › Delivery & Loading Area
- › Open Plan & Private Offices



Units C & D

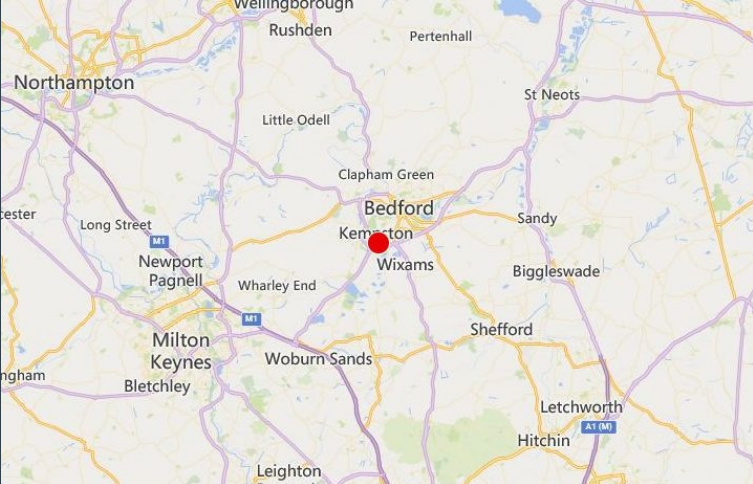
Postley Road Woburn Road Industrial Estate, Kempston, Bedford, MK42 7BU

>D KirkbyDiamond

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kirkbydiamond.co.uk



LOCATION

- The unit is situated on the Woburn Road Industrial Estate Kempston which is located adjacent to the A421 Bedford Bypass and the A6
- With immediate access to the A421 which links the A1 at the Black Cat Roundabout and the M1 at junction 13



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DESCRIPTION

- A modern detached warehouse unit constructed of a steel portal frame with brick and block lower elevations and profiled steel upper elevations
- The roof has insulated profiled steel sheets with translucent panels
- To the front is a two storey extension which provides offices, a canteen and ladies and gents wc facilities
- There is a gas fired radiator central heating system, double glazed windows and, in part, comfort cooling
- Demountable partitioning has been used to create private offices and meeting rooms

TERMS

Rent on application.



ACCOMMODATION (Gross Internal Area*)

Ground Floor Warehouse	3,530.85 SQ M	38,007 SQ FT
Ground Floor Offices	217.85 SQ M	2,345 SQ FT
First Floor Offices	210.23 SQ M	2,263 SQ FT
Total	3,958.93 SQ M	42,615 SQ FT

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

EPC: C-74

Business Rates: The Rateable Value is £242,000 per annum. For the rates payable, please contact www.voa.gov.uk

Service Charge: The landlord collects an estate service charge for the provision maintenance and repair of the common areas and facilities.

CONTACT:



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