

FOR SALE

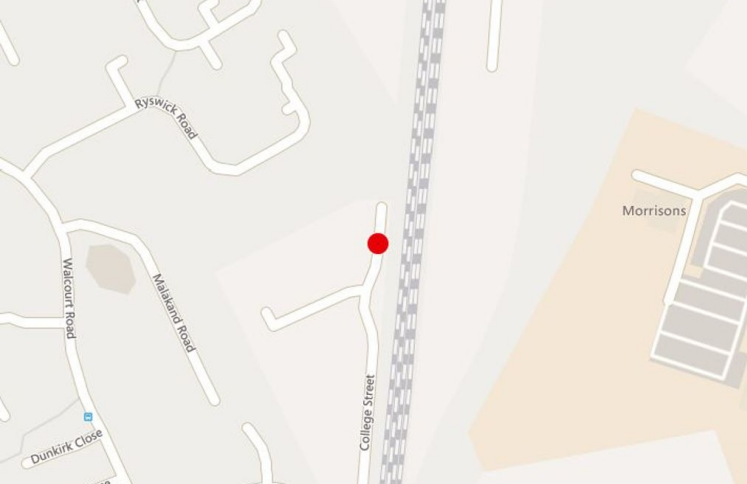
29,463 Sq Ft

(2,737.11 Sq M)

- › Industrial building for sale
- › Secure site totalling 1.43 Acres
- › 24/ 7 access
- › Sold with vacant possession



104 College Street
Kempston, Bedford, MK42 8LU



LOCATION

- The property is well-situated in a mixed-use area of Kempston, benefiting from good local amenities, transport links and an established commercial environment.
- College Street hosts a mix of garages, motor repair shops, tyre specialists, metal fabricators, electronics providers, event planners, and fitness centres.
- Excellent road links to the A421 and via that dual carriageway, to the M1 at J13 and the A1 at The Black Cat Roundabout.

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Google Maps

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DESCRIPTION

- The unit is situated on a fully enclosed fenced and gated site area of approximately 1.435 acres.
- This includes 42 parking spaces to the front of the site and a good size yard to the rear.

TERMS

The freehold is available at a price of £2,000,000 .
VAT is NOT payable



ACCOMMODATION

Ground floor offices	217.29 SQ M	2,339 SQ FT
First floor offices	218.13 SQ M	2,348 SQ FT
Warehouse/ factory	1,361.17 SQ M	14,652 SQ FT
Warehouse/ factory 2	872.24 SQ M	9,389 SQ FT
Outbuilding / shed	68.28 SQ M	735 SQ FT
Total	2,737.11 SQ M	29,463 SQ FT

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

EPC: D 77

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