

# TO LET

1,506 Sq Ft (139.91 Sq M)

- › Detached Workshop With Office & Mezzanine
- › Parking To Front & Side
- › Single & 3 Phase Electrics
- › Quick Access To Bedford Bypass



**45 College Street**  
Kempston, Bedford, MK42 8LU

Contact: Nathan George  
Tel: 01234 905128  
[eddisons.com](http://eddisons.com)





## Location

- The premises are located on College Street Kempston which is an established industrial estate situated just off Spring Road.
- Benefiting from quick access to the A421 which links the A1 at the Black Cat Roundabout to the M1 at Junction 13.
- Kempston town centre approximately 1 mile. Bedford town centre approximately 3 miles.



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## Description

- Detached workshop unit constructed of a concrete portal frame with brick and block lower elevations and profiled steel sheeted upper elevations.
- First floor offices and mezzanine floor for additional storage.
- WC facilities and lighting

## Terms

The premises are to be let on a full repairing and insuring lease for a term to be agreed at a rental of £14,000 per annum exclusive. VAT is not presently payable, but may be charged if it becomes compulsory to do so.

## Accommodation (Gross Internal Area\*)

Ground Floor	91.04 SQ M	980 SQ FT
First Floor Office	14.4 SQ M	155 SQ FT
Mezzanine	34.47 SQ M	371 SQ FT
<b>Total</b>	<b>139.91 SQ M</b>	<b>1,506 SQ FT</b>

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

EPC: 87 D

**Business Rates:** The rateable value from April 2026 is £9,700. Business may qualify for small business rates relief subject to eligibility.

## Contact:

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