

TO LET

13,843 Sq Ft (1,286.01 Sq M)

- › Detached Workshop / Warehouse
- › Secure Yard & Private Parking
- › Fast Access To The M1 & A1
- › Mezzanine Storage and Reception



Wolseley Road

Woburn Road Industrial Estate, Kempston, Bedford, MK42 7EF

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eddisons.com





Location

- The premises are located in a prominent position within the popular Woburn Road Industrial Estate in Kempston
- Benefiting from immediate access to the A421 Bedford Bypass which links to the A1 at the Black Cat Roundabout and the M1 at Junction 13
- Approximately 6 miles to Bedford Town Centre and 15 Miles from Milton Keynes
- The Woburn Road Industrial Estate is strategically located to the south of Bedford adjacent to the A421 and the proposed Universal Studio Theme Park site which will be transformative for Bedford and the surrounding regions

/// what3words

///newly.expect.shops

Google Maps

[Click here](#)



Description

- The property is a high specification detached workshop / warehouse unit with secure yard and ample parking to the front.
- Internally the unit is configured as part clear space workshop / warehouse space, reception and office, toilets and kitchen and an extensive mezzanine providing additional storage and work space above and below
- Option to take additional first floor office space subject to negotiation.

Terms

The premises are available on a new full repairing and insuring lease for a term to be agreed at a rent of £100,000 per annum exclusive.

Accommodation

Ground Floor	951.39 SQ M	10,241 SQ FT
First Floor Mezzanine	334.63 SQ M	3,602 SQ FT
Total	1,286.01 SQ M	13,843 SQ FT

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

EPC: E-108

Business Rates: The Rateable Value is £98,500 per annum. For the rates payable, please contact www.voa.gov.uk

Contact:

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