

# TO LET

1,301 Sq Ft (120.86 Sq M)

- › Light Industrial Unit To Lease
- › Steel Portal Frame Construction
- › Ground and First Floor Office's
- › WC and Kitchenette
- › Fast Access to the A421



## Unit 3 Singer Court

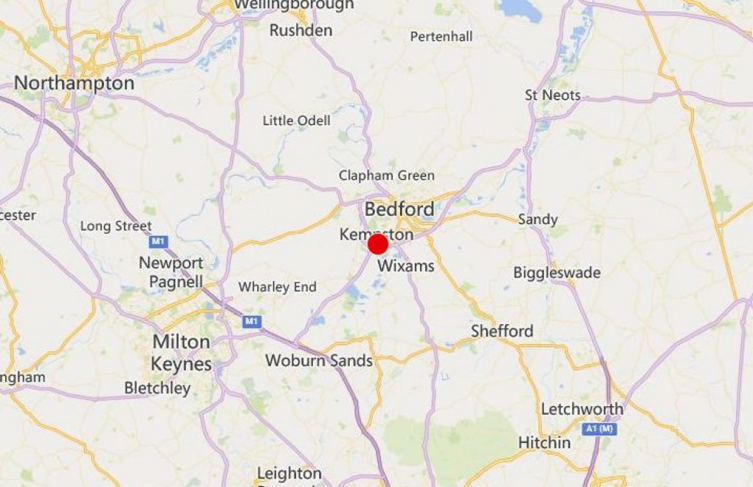
Singer Way, Woburn Road Industrial Estate Kempston, Bedford, MK42 7AW

Contact: Nathan George or William Fountaine

Tel: 01234 905128

[eddisons.com](http://eddisons.com)





## Location

- The unit is situated at the entrance to Singer Court which is on the Woburn Road Industrial Estate in Kempston. The estate benefits from immediate access to the A421 which links the M1 at Junction 13 and the A1 at the Black Cat Roundabout.
- Bedford town centre is approximately 4 miles to the north. Milton Keynes is approximately 18 miles to the west.



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## Description

- End terrace light industrial unit on popular estate available to lease on new terms from September 2027.
- Comprising ground floor office with WC and kitchen. Clear span workshop / ware house space and additional first floor office.
- Externally there is a parking to the front and loading via a roller shutter door 3m wide x 4m high.

## Terms

The premises are to be let on full repairing and insuring terms at a rent of £16,250 per annum. We understand VAT is not payable.

## Accommodation

**Total** **120.86 SQ M 1,301 SQ FT**

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

**EPC: D-84**

**Business Rates: Rateable Value: £12,250**

## Contact:

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