






To Let

Units A & B, Woburn Road Industrial Estate, Postley Road, Kempston, Bedford, MK42 7BU

-  Rents from £180,000 per annum exclusive.
-  From 21,122 - 42,260 Sq Ft / 1,962 - 3,925 Sq M
-  Choice of two modern refurbished warehouse units with offices. The warehouse benefits from ceiling mounted gas warm air heaters, two electrically operated roller shutter loading doors, eaves height of 6.10m (20') and apex of 7.45m (24'), with shared gated yard to the front.
-  Two storey office accommodation benefitting from gas central heating, staff area/kitchenette and ladies and gents w.c. facilities.
-  To the front of the premises there is a gated shared yard area.



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Location

The premises are located on Postley Road on the Woburn Road Industrial Estate, just off the main A421 Bedford Bypass and the A428, which connects the A1 and M1.

Kempston is located approximately 3 miles from Bedford and 10 miles from Milton Keynes. Kempston is situated within easy reach of the M1 at junction 13, the A421 and the A1, providing access to London, Cambridge and the North.

Kempston benefits from a selection of schools, a large rural park, riverside walks, indoor heated swimming pool, and a range of shops and restaurants.



Accommodation

Unit A

Warehouse	18,907 sq ft	1756.5 sq m
Ground Floor Offices	1,111 sq ft	103.2 sq m
First Floor Offices	1,120 sq ft	104.05 sq m

Total	21,138 sq ft	1,963.7 sq m
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Unit B

Warehouse	18,886 sq ft	1,754.5 sq m
Ground Floor Offices	1,118 sq ft	103.8 sq m
First Floor Offices	1,118 sq ft	103.8 sq m

Total	21,122 sq ft	1,962.2 sq m
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Terms & Tenure

The premises are to be let on new terms to be agreed at a rental of £8.50 per square foot per annum.

Unit A	£180,000 per annum
Unit B	£180,000 per annum
Units A & B(Combined)	£360,000 per annum

For further information
please contact:

01234 341311

Graylaw House, 21
Goldington Road,
Bedford, MK40 3JY

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Rates

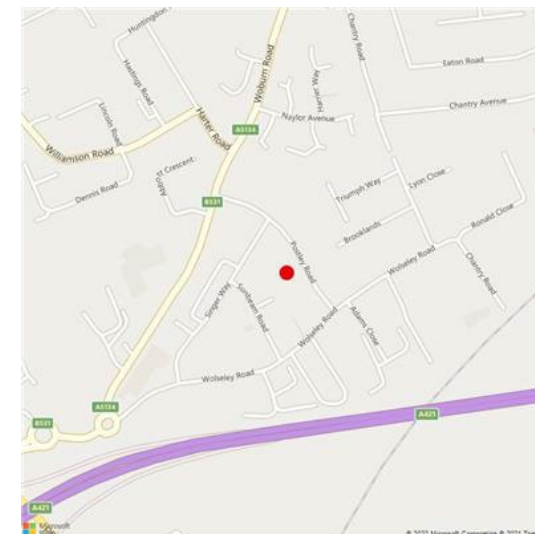
Rateable Value £125,000(each unit). The rates payable may be affected by transitional arrangements. Interested parties should call the local Rating Authority for further advice.

Costs

Each party is to be responsible for their own legal costs.

VAT

All figures are quoted exclusive of VAT, purchasers and lessees must satisfy themselves as to the applicable VAT position, seeking appropriate professional advice.



EPC

The EPC rating for Unit A is 68 – Band C and for Unit B is 76 - Band D.

Viewing

Strictly by appointment only please contact:

Giles Ferris giles.ferris@stimpsonseves.co.uk

Joanne McGirl joanne.mcgirl@stimpsonseves.co.uk

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