

ON THE INSTRUCTIONS OF

CILEX



# The CILEX Estate

KEMPSTON MANOR | MANOR DRIVE | KEMPSTON | BEDFORD | MK42 7AB

UNIQUE FREEHOLD OWNER OCCUPIER/DEVELOPMENT/INVESTMENT OPPORTUNITY

For Sale

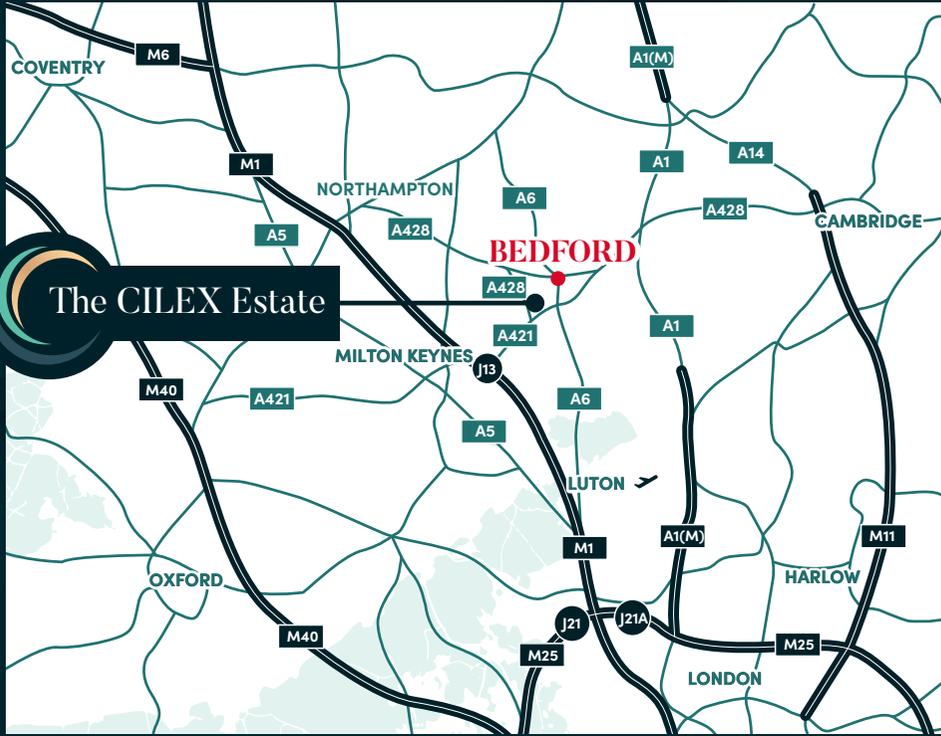


College House

Kempston Manor

CILEX Court

THREE INDIVIDUAL OFFICE BUILDINGS INCLUDING A GRADE II LISTED MANOR HOUSE



## Location

The estate is situated on Manor Drive Kempston, which is a small town forming part of the greater Bedford conurbation. It is situated approximately 2 ½ miles south west of Bedford town centre.

A main line railway service into London Kings Cross/St Pancras and north to Sheffield is provided from Bedford station. Services are also available to London Gatwick Airport and Brighton.

Kempston also benefits from being sited alongside the A421 trunk road at a main junction with the A6.



### Rail

|                       |         |
|-----------------------|---------|
| Luton                 | 13 mins |
| Luton Airport Parkway | 17 mins |
| London St Pancras     | 38 mins |

Source: National Rail Enquiries



### Road

|                        |          |
|------------------------|----------|
| M1 Junction 13         | 8 miles  |
| A1 Blackcat Roundabout | 12 miles |
| Milton Keynes          | 17 miles |
| Northampton            | 21 miles |
| Cambridge              | 33 miles |
| Central London         | 55 miles |

Source: Google Maps



### Airports

|                          |          |
|--------------------------|----------|
| London Luton             | 21 miles |
| London Heathrow Airport  | 55 miles |
| London Stansted          | 46 miles |
| Birmingham International | 64 miles |
| East Midlands            | 74 miles |

Source: Google Maps

VIEW ON GOOGLE MAPS

Boundaries are indicative only





# Kempston Manor

HIGH QUALITY OFFICE SPACE 3,977 sq ft / 369.44m<sup>2</sup>



## Kempston Manor

Kempston Manor is a Grade II Listed building providing accommodation over three floors, together with a large basement under part of the building.

The house is a classically constructed Georgian former family home with large sash windows and window shutters being particular features of the original construction. The roof is of a mansard design and has a slate finish.

The Manor is understood to date from around 1815 and internally mainly follows the original floor plan providing cellular accommodation on each floor.

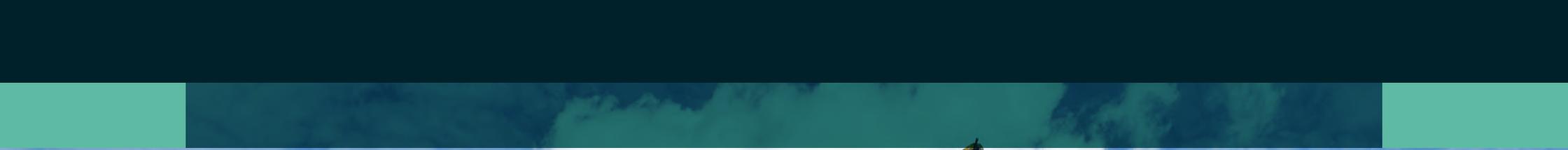
The internal finishes are again mainly original, and the property is temperature controlled by means of comfort cooling / heat recovery units providing both heating and cooling.

The accommodation offers a total of 18 rooms over the three floors, together with ladies and gents toilet facilities, a plant room, kitchen, and reception area.

Formal gardens are situated to both the front and rear of the Manor, together with a gravelled driveway and entrance leading to an area of car parking to the front of the main entrance.

**EPC:** C-55





# College House

HIGH QUALITY OFFICE SPACE 7,549 sq ft / 701.26m<sup>2</sup>



## College House

College House is a modern three storey office building with a service core at the southern end incorporating male and female toilets and kitchen on each floor. Lift access is available to all floors. It is constructed of brick elevations incorporating double glazed windows and doors beneath a pitched tiled roof.

The accommodation is of an open plan design with good quality internal subdivision used to provide cellular offices throughout to compliment the open plan areas. The top floor of the building has been completely subdivided and provides a larger number of individual offices, a boardroom and a meeting room. A particular feature of the second floor are two balconies.

The accommodation is finished to a good standard with suspended ceilings incorporating inset Category 2 lights and air conditioning cassettes. Raised access floors are present throughout the building.

A designated gated car park with 18 spaces is situated to the southern end of the building.

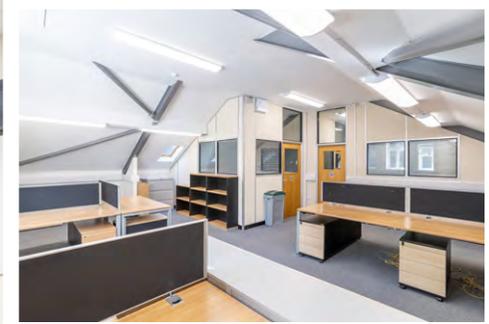
**EPC:** B-50





# CILEX Court

HIGH QUALITY OFFICE SPACE 4,719 sq ft / 438.47m<sup>2</sup>



## CILEX Court

CILEX Court is the newest of the buildings and is an 'L' shaped design two storey building with the majority of the accommodation located on the ground floor. The first floor has some limited headroom over part.

The accommodation is subdivided on the ground floor to provide a large open plan office area with some smaller cellular offices, a large former Council chamber, which is currently split into two with demountable partitioning and there are staff facilities including a large fitted kitchen, male and female WCs and a disabled toilet.

At first floor level there are a number of subdivided offices. Access to the first floor is by means of a staircase.

Also included are two permanently sited prefabricated office buildings which provide flexible and useful additional accommodation.

CILEX Court is located within a walled and gated self-contained site which provides a building specific car park, and a small garden area.

**EPC:** B-43



## Schedule of Accommodation

| Description          |                             | Net Internal Basis            |                              |
|----------------------|-----------------------------|-------------------------------|------------------------------|
| <b>Manor House</b>   |                             | sq m                          | sq ft                        |
| Basement             | Offices and Ancillary       | 50.25                         | 541                          |
| Ground               | Offices and Ancillary       | 138.38                        | 1,490                        |
| First                | Offices and Ancillary       | 106.91                        | 1,151                        |
| Second               | Offices and Ancillary       | 73.90                         | 795                          |
| <b>Sub-Total</b>     |                             | <b>369.44 m<sup>2</sup></b>   | <b>3,977 ft<sup>2</sup></b>  |
| <b>College House</b> |                             | sq m                          | sq ft                        |
| Ground               | Reception Area              | 11.14                         | 120                          |
| Ground               | Offices                     | 222.03                        | 2,390                        |
| Ground               | Kitchen                     | 2.13                          | 23                           |
| First                | Offices                     | 232.50                        | 2,503                        |
| First                | Kitchen                     | 2.14                          | 23                           |
| Second               | Offices                     | 227.98                        | 2,454                        |
| Second               | Kitchen                     | 3.34                          | 36                           |
| <b>Sub-Total</b>     |                             | <b>701.26 m<sup>2</sup></b>   | <b>7,549 ft<sup>2</sup></b>  |
| <b>CILEX Court</b>   |                             | sq m                          | sq ft                        |
| Ground               | Office Adjacent to Entrance | 22.03                         | 237                          |
| Ground               | Kitchen                     | 14.41                         | 155                          |
| Ground               | Council Chamber             | 111.71                        | 1,202                        |
| Ground               | General Office              | 131.34                        | 1,414                        |
| First                | Office                      | 121.82                        | 1,311                        |
| Ground               | Pre-fabricated Offices      | 37.16                         | 400                          |
| <b>Sub-Total</b>     |                             | <b>438.47 m<sup>2</sup></b>   | <b>4,719 ft<sup>2</sup></b>  |
| <b>TOTAL</b>         |                             | <b>1,472.01 m<sup>2</sup></b> | <b>15,845 ft<sup>2</sup></b> |

## Services

Mains gas, electricity, water and drainage are connected to the premises. We understand that there is a metered gas supply to the Manor House.

CILEX Court has a combination of gas fired central heating boiler serving radiators and some air conditioning cassettes. The Manor House has air conditioning cassettes and a heat recovery system and College House is provided with a gas fired radiator heating system throughout and air conditioning to the ground floor.

No tests of these installations have been undertaken.

## Construction

|                                |  |
|--------------------------------|--|
| <b>Roofs</b>                   | The Manor House has a slate covered pitched and mansard style roof. CILEX Court and College House both have slate covered pitched roofs.   |
| <b>External Walls</b>          | The Manor House has solid stonework with cement rendering over significant areas. CILEX Court is constructed of a steel frame with cavity brickwork and is part rendered. College House is a steel frame building with cavity brickwork cladding.                                      |
| <b>Windows</b>                 | The Manor House has single glazed sliding sash windows to the majority of the building. CILEX Court has double glazed timber framed windows. College House has double glazed powder coated metal framed windows.   |
| <b>Floors</b>                  | The Manor House has both solid and timber flooring to the ground floor with timber floors to the upper parts. CILEX Court has a suspended concrete first floor and solid ground floor. College House has suspended concrete deck floors with raised access floors to the office areas. |
| <b>Internal Specifications</b> | The ceilings in the property are a mixture of suspended ceilings to the more modern buildings and lathe and plaster/plasterboard to the older buildings. Internal partitions are a mixture of solid and studwork and demountable construction.   |



## Planning

The estate has consent for Offices B1A Use Class ( now Class E ). Potentially this allows for a range of other uses to be undertaken from the site. Subject to Planning we are of the opinion that other uses such as residential, hotel, and education are also suited to the property.

## Rateable Value

£108,000.

## VAT

We understand from the sellers that VAT is not payable on the sale of the property. However interested parties should make their own enquiries by taking the relevant professional advice.

## Tenure

THE PREMISES ARE BEING SOLD FREEHOLD WITH VACANT POSSESSION WITH OFFERS INVITED IN THE REGION OF £2,750,000 EXC.



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## Viewing and further information

Please contact the sole agents.

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