

TO LET

 KirkbyDiamond



7 Railton Road
Woburn Road Industrial Estate
Kempston
Bedford
MK42 7PN

Modern Light
Industrial/Warehouse Unit
With Offices
6,429 SqFt (597.27 SqM)

- Ground & First Floor
- WC & Kitchen Facilities
- Electric Loading Door
- Allocated Parking

Location

The premises are located on the Wolseley Business Park which forms part of the Woburn Road Industrial Estate.

The estate is situated adjacent to the A421 Bedford Bypass and the A428. Quick access to the A1 at the Blackcat roundabout and M1 at Junction 13.

Description

The premises comprise entrance lobby with ground and first floor office space. Storage/warehouse space to the ground floor, additional storage to the mezzanine area and loading via an electric roller shutter door.

The premises would best suit businesses that requires space for storage and distribution or light manufacturing.

Externally there are allocated parking spaces, and the unit is highly visible to passing traffic on the A421.

Terms

The premises are to be let on a full repairing and insuring lease for a term to be agreed at a rental of £43,000 per annum exclusive.

VAT

Intending occupiers should satisfy themselves as to the incidence or otherwise of VAT on this transaction.

Business Rates

Rateable Value - £TBA

Interested parties are advised to contact the relevant Local Authority.

DISCLAIMER

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Floor Area (GIA)

The property has been measured in accordance with the RICS Property Measurements Standard 2nd Edition.

Accommodation	Sq M	Sq Ft
Ground Floor	297.56	3,203
First Floor	299.71	3,226
Total	597.27	6,429

Areas quoted are approximate and should not be held as 100% accurate.

EPC

C-59

Viewings

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