





To Let

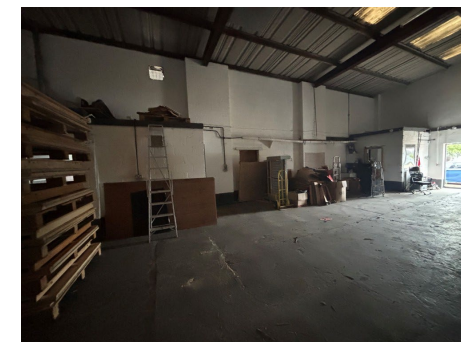
102 College Street, Kempston, Bedford, MK42 8LU

 £15,000 Per Annum

 1,210 Sq Ft / 112.41 Sq M

 The property comprises a Class B8 industrial unit which benefits from a clear internal height of 17.06 ft to the eaves, and a roller shutter door with a maximum height of 14.76 ft and a width of 10.83 ft, making it suitable for a wide range of storage and light industrial uses.

 Internally, the premises include three-phase power, a WC facility, and an alarm system, providing essential services for operational needs. Externally, the property offers secure dedicated parking for up to four vehicles, ensuring ease of access for staff and deliveries.





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Location

The premises are located in College Street, Kempston on a well established industrial estate. 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.

Terms & Tenure

The premises are to be let on new terms to be agreed at a rental of £15,000 per annum exclusive.

Accommodation

1,210 sq ft (112 sq m)

EPC

The EPC rating for the property is TBC.

For further information
please contact:

01234 341311

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

Rates

Rateable Value £8,200. The rates payable may be affected by transitional arrangements. Interested parties should call the local Rating Authority for further advice.

VAT

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

Costs

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

Viewing

Strictly by appointment only please contact:

Alisha Fhalora alisha.fhalora@stimpsonseves.co.uk

Joanne McGirl joanne.mcgirl@stimpsonseves.co.uk

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