





To Let

2 Triumph Way, Woburn Road Industrial, Bedford, MK42 7QB

 £26,000 Per Annum

 3,002 Sq Ft / 278.89 Sq M

 The property is a modern mid-terrace storage/workshop unit of steel portal frame construction with brick and block lower elevations and profiled steel cladding above, providing flexible storage, light industrial and office accommodation over ground and first floors.

 The ground floor comprises predominantly workshop/storage space with male, female and disabled WC facilities and an up-and-over loading door. The first floor offers additional storage, a dedicated office area and kitchenette.

The unit is served by single-phase electricity and benefits from on-site parking to the front, suitable for office and light industrial use.



2 Triumph Way, Woburn Road Industrial Estate Kempston,

Location

Situated within the established Woburn Road Industrial Estate in Kempston, the property benefits from a strategic position to the south of Bedford, offering swift access to the A421 dual carriageway which links the M1 (J13) and A1. The estate is well served by frequent bus routes from Bedford town centre, with nearby stops on Woburn Road.

Terms & Tenure

The premises are available to let at a rental of £26,000 per annum exclusive.

Accommodation

| | | |
|--------------|-----------|---------------|
| Ground Floor | 1557Sq ft | (145.02 Sq M) |
| First Floor | 1493Sq ft | (133.87 Sq M) |
| Total | 3050Sq ft | (278.89 Sq M) |

Rates

Rateable Value £18,000. The rates payable may be affected by transitional arrangements. Interested parties should call the local Rating Authority for further advice.

EPC

The EPC rating for the property is C.

VAT

All figures are quoted exclusive of VAT, purchasers and lessees must satisfy themselves as to the applicable VAT position,

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