

For further information
please contact:

01234 341311

1 Lurke Street Bedford,
MK40 3TN

Leasehold

102 College Street, Kempston,
Beds, MK42 8LU

 £12,000 Per Annum Exclusive

 1,195 Sq Ft / 111.02 Sq M

 Light Industrial Unit benefitting from 4.5 metre roller shutter door, three phase electrics, 5.2 metre minimum eaves height, w.c. facility and alarm system.

 There is parking for potentially 4 cars.



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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 £12,000 per annum exclusive.

Accommodation

Workspace	1,107 sq ft	(102.8 sq m)
Store	54 sq ft	(5.06 sq m)
Office	34 sq ft	(3.14 sq m)
Total	1,195 sq ft	(111.01 sq m)

Rates

Rateable Value £5,900. 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 TBC.

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:

Ryan Taylor ryan.taylor@stimpsonseves.co.uk

Joanne McGirl joanne.mcgirl@stimpsonseves.co.uk

