




To Let

14 Singer Way, Woburn Road Industrial Estate, Kempston, Bedford, MK42 7AE

 £15,000 Per Annum

 1,000 Sq Ft / 92.9 Sq M

 The property comprises a mid-terrace industrial workshop. Access is provided via a full-height roller shutter loading door, in addition to a separate pedestrian entrance. Internally, the unit benefits from clear-span workshop area, dedicated office and WC facilities, making it suitable for a variety of industrial, storage, or trade counter uses.

 Externally, the property benefits from two car parking spaces and a loading/unloading area.



14 Singer Way, Woburn Road Industrial Estate, Kempston,

Location

The unit is prominently situated on Singer Way within the established Woburn Road Industrial Estate in Kempston, a well-regarded commercial location with good connectivity to the wider Bedford area and regional transport routes. This well established location to the south of Bedford and provides good access to the A421, A6 and the M1 motorway.

Terms & Tenure

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

Accommodation

Unit 14 92.9 sq m 1,000 sq ft

EPC

The EPC rating for the property is TBC.

Rates

Rateable Value TBC . 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:

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