

# Unit A Postley Road

Bedford, MK42 7BU



**TO LET**

**21,138 sq ft** (1,963.78 sq m)

POSTCODE: MK42 7BU

- 6.8m eaves
- 2 electrically operated level access loading doors
- 28 car parking spaces
- Gas fired warm air heaters to the warehouse
- Gated and secure estate



## Description

A semi detached warehouse unit with ancillary ground and first floor offices in a development of four similar units sharing a gated and secure yard and car park. The unit is available to let on a new lease either in its existing condition or can be refurbished to a bespoke specification by the Landlord prior to occupation.

## Location

The premises are located on Postley Road on the Woburn Road Industrial Estate, just off the main A421 Bedford Bypass and the A428, which connect the A1 and M1. Kempston is located on the edge of Bedford approximately 3 miles from the town centre and 10 miles from Milton Keynes within easy reach of the M1 at junction 13, the A421 and the A1, providing access to London, Cambridge and the North.

## Accommodation

The accommodation comprises the following areas:

| Name               | sq ft         | sq m            |
|--------------------|---------------|-----------------|
| Ground - Warehouse | 18,907        | 1,756.52        |
| Ground - Offices   | 1,111         | 103.22          |
| 1st - Offices      | 1,120         | 104.05          |
| <b>Total</b>       | <b>21,138</b> | <b>1,963.79</b> |

## Tenure

Available on a Leasehold basis only. Please contact the agents for quoting terms.

## EPC

C (68)

## Availability

Available Immediately

## Service Charge

Further information is available upon request.

## Legal Costs

Each party to be responsible for their own legal costs incurred in any transaction.

## Business Rates

Rateable Value of £125,000

Rates payable: £64,000 per annum The rates payable figure may be subject to transitional relief, interested parties should enquire directly to the Local Rating Authority

## Viewings

Viewing strictly by prior appointment via the sole agents - Adroit Real Estate Advisors

## Adroit Real Estate Advisors



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