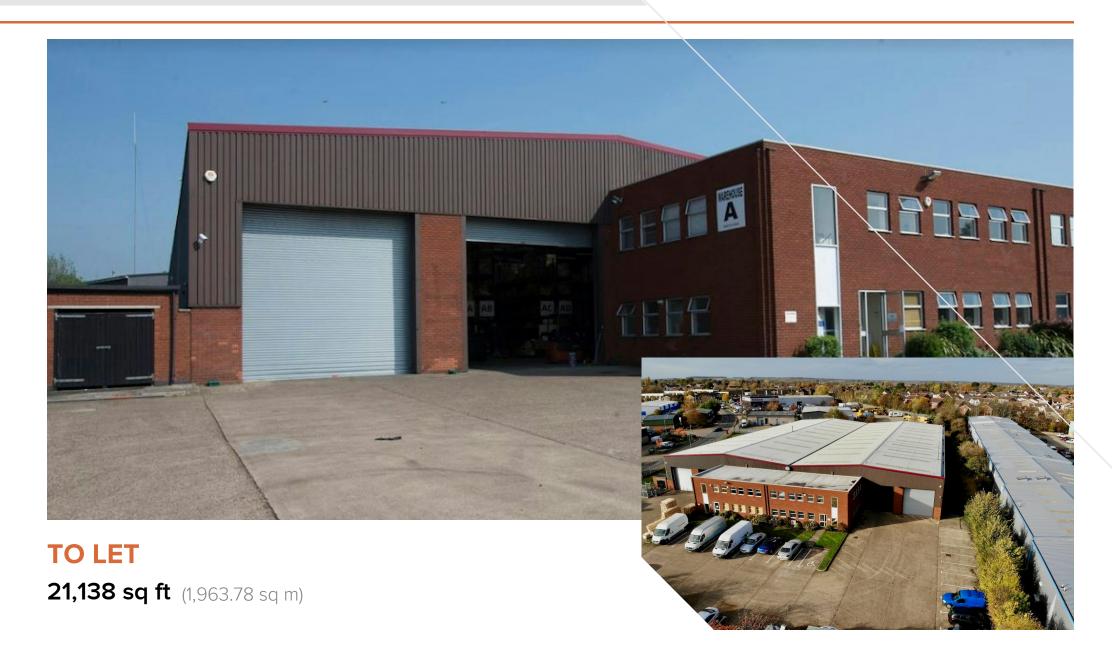
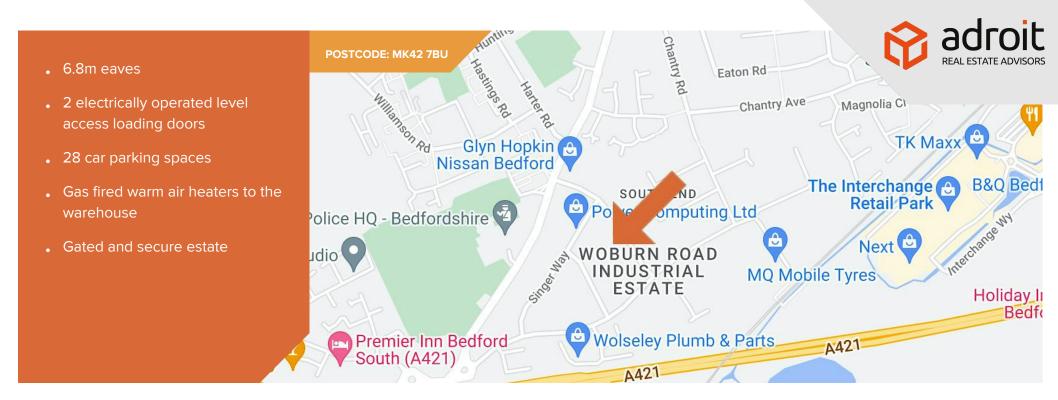
# **Unit A Postley Road**

Bedford, MK42 7BU







# **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
Total	21,138	1,963.79

#### **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.



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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