

Unit B Postley Road

Bedford, MK42 7BU



TO LET

21,122 sq ft (1,962.30 sq m)

POSTCODE: MK42 7BU

- 6.8m eaves
- 2 electrically operated level access loading doors
- Gas fired warm air heaters to the warehouse
- Gated and secure shared yard



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	18,886	1,754.57
Ground - Offices	1,118	103.87
1st - Offices	1,118	103.87
Total	21,122	1,962.31



Tenure

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

EPC

D (76)

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 £125,000.00

Rates payable: £64,000.00 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



Lloyd Spencer

T: 01582 320009

M: 07768 480937

lspencer@adroitrealestate.co.uk



Dan Jackson

M: 07841 684870

djackson@adroitrealestate.co.uk



www.adroitrealestate.co.uk

This brochure and description and measurements herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed. Unless otherwise stated, all rents quoted are exclusive of VAT. Any intending purchaser or lessee must satisfy themselves independently as to the incidence of VAT in respect of a transaction. Generated on 12/04/2024