



- + High quality warehouse & office premises
- + Warehouse area with minimum 5.5m eaves height
- + Ground and first floor offices
- + 665.75 sq m / 7,166 sq ft
- + Great transport links to the A421, A428 and A6.
- + Available in March 2026



TO LET

£80,000 Per Annum

**12-14 Brooklands, Woburn Road Industrial Estate, Kempston, Bedford,
Bedfordshire MK42 7UH**

12-14 Brooklands, Woburn Road Industrial Estate, Kempston, Bedford MK42 7UH

Description

Woburn Road Industrial Estate is a well maintained, high profile industrial estate with versatile industrial / warehouse units servicing a wide range of occupiers.

Unit 12-14 Brooklands is a modern detached light industrial / office building of framed construction with insulated clad elevations and glazed frontage. The property offers a ground floor office and factory/production area together with first floor offices and a small workshop area.

The premises benefit from LED lighting, heating and Air-Conditioning units. Loading/unloading and parking areas are located to the front of the unit.

Ground floor

Factory workshop - 315.25 sq m / 3,393 sq ft
Undercroft workshop space - 66.98 sq m / 721 sq ft
Reception & meeting room - 75.87 sq m / 817 sq ft

First floor

Office space - 175.39 sq m / 1,888 sq ft
Rear office - 32.20 sq m / 347 sq ft

Total - 665.75 sq m / 7,166 sq ft

Location

The property is located at Woburn Road Industrial Estate which is located alongside the A421 Bedford Bypass. The M1 (Junction 13) is approximately 8 miles to the south west. The property has great transport links to the A421, A428 and A6.

Terms and Tenure

The premises are to be offered to let by way of a new full repairing and insuring lease on terms to be agreed.

Services

We understand that mains electricity, gas and water are available, however, we would recommend that all interested parties check with the relevant statutory authorities as to the existence, adequacy or otherwise of these services for their own purposes. N.B. None of the services have been tested and it is the responsibility of the proposed tenant to satisfy themselves as to their operation / condition.

Business Rates

From information obtained from the Valuation Office Agency website www.voa.gov.uk the property has a current rateable value of £51,500. Please note it is the proposed tenant's responsibility to fully satisfy themselves and verify the business rates by contacting the local authority.

Estate Charge

Details are available upon application.

Planning

We understand the premises benefits from Class B2 use, however, it is the proposed tenant's responsibility to fully satisfy themselves, in this instance, by contacting the local authority.

VAT

All rents, prices and premiums are stated exclusive of VAT under the Finance Act 1989. Accordingly, interested parties are advised to consult their professional advisers as to their liabilities, if any. Please note the advertised rent is exclusive of VAT and this will be applied.

Energy Performance Certificate Rating

EPC – Rating of C (expires 13 January 2031)

Viewings

Strictly by appointment through Robinson and Hall LLP.

To arrange a viewing, please call:
Bedford Commercial
01234 351000 option 2



Land and Property Professionals

Unit 1, Highfield Court, Highfield Road, Oakley, Bedford, MK43 7TA

Agent's Notes

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