

For Sale

1 Park Road, Kempston, Bedford

 £550,000 for the Freehold

 2,222.4 Sq Ft / 206.46 Sq M

 The Property comprises a substantial industrial/workshop premises arranged over ground and mezzanine levels, The accommodation includes 2,222 sq. ft. (206.47 sq. m.) at ground floor and 1,230 sq. ft. (114.25 sq. m.) at mezzanine level, with additional kitchen, WC and office facilities.

 The premises are suitable for a range of industrial, workshop and associated commercial uses, subject to planning. The Property is understood to fall within Use Class B8, subject to confirmation of the existing planning consent and lawful use. The accommodation requires refurbishment, offering an opportunity for an occupier to adapt the space to their operational requirements.





For further information
please contact:

01234 341311

Graylaw House, 21
Goldington Road,
Bedford, MK40 3JY

1 Park Road, Kempston, Bedford, Bedfordshire, MK42 8NZ

Location

Park Road is situated in Kempston, immediately south-west of Bedford, offering convenient access to the A428, A6 and A421 with links towards Bedford, Milton Keynes and the M1 motorway. Bedford town centre is within easy reach, providing a range of retail, business and leisure amenities, while the location offers good connectivity for industrial and commercial occupiers.

Terms & Tenure

The property is available for sale on a freehold basis, subject to contract.

Accommodation

Ground Floor Area: 2,222.40 sq. ft (Including mezzanine: 1229.82 sq. ft)

Rates

Rateable Value £16,750. The rates payable may be affected by transitional arrangements. Interested parties should call the local Rating Authority for further advice.

EPC

The EPC rating for the property is E

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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