




To Let

1st Floor, Calibration House, 1 Sunbeam Road, Woburn Road Industrial Estate, Kempston, Bedford, MK42 7BZ

 £30,000 Per Annum

 2,404 Sq Ft / 223.33 Sq M

 First floor office space within a modern, shared commercial building, offering a flexible mix of open plan working areas, private offices, and well appointed meeting rooms.

 The accommodation benefits from suspended ceilings with recessed lighting, creating a bright and professional working environment throughout.





1st Floor Calibration House, Kempston, MK42 7BZ

For further information
please contact:

01234 341311
Graylaw House, 21
Goldington Road,
Bedford, MK40 3JY

Location

The subject premises are located on Sunbeam Road on the popular Woburn Road Industrial Estate, which is located just off the A421 which links the A1 to the M1, so offers good transportation links.

Kempston is located approximately 3 miles from Bedford and 10 miles from Milton Keynes. Kempston is situated within easy reach of the M1 at junction 13, the A421 and the A1, providing access to London, Cambridge and the North.

Kempston benefits from a selection of schools, a large rural park, riverside walks, indoor heated swimming pool, and a range of shops and restaurants.

Terms & Tenure

The premises are to be let by way of a new lease at terms to be agreed at a rental of £30,000 per annum exclusive.

Accommodation

First Floor Storage and Offices 390.58 sq m (2,404 sq ft)

Rates

Rateable Value £41,500. 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 66 - Band C.

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:

Alisha Fhalora alisha.fhalora@stimpsonseves.co.uk

Joanne McGirl joanne.mcgirl@stimpsonseves.co.uk

