

For further information
please contact:


01234 341311


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


To Let

162 Bedford Road, Kempston, Bedford, MK42 8BH

 £25,000 Per Annum

 1,547 Sq Ft / 143.72 Sq M

 The property comprises a semi detached office building over ground and first floor, previously used as a private doctor's surgery with the front room used as reception, back room as surgery, and rear accommodation for staff and training. There is a main staircase to first floor where there is a further front office and surgery, and rear offices, leading to a rear extension to include a secondary staircase, male and female toilets, kitchen, and further office accommodation.

 Additional hard standing parking at the rear accessed from Bedford Road in conjunction with the neighbouring Gurdwara.

 Available from September 2025.



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162 Bedford Road, Kempston, Bedford, MK42 8BH

Location

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 a rental of £25,000 per annum exclusive.

Accommodation

Ground Floor	64.8 sq m	(697 sq ft)
First Floor	78.9 sq m	(850 sq ft)
TOTAL	143.7 sq m	(1,547 sq ft)
Parking x 10 spaces		

Rates

Rateable Value £17,000. 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 162 is 116 - Band 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:

Shyam Patel shyam.patel@stimpsonseves.co.uk

Joanne McGirl joanne.mcgirl@stimpsonseves.co.uk

