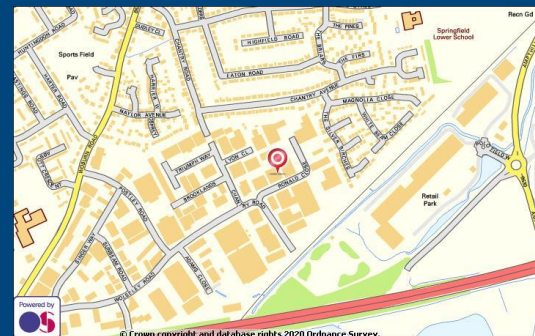




- + Large parking/storage area
- + Good secure location
- + 0.33 acres
- + Available immediately



TO LET

£30,000 per annum

External Parking / Storage , Unit E , Ronald Close, Woburn Road Industrial Estate , Kempston , Bedford MK42 7SH

External Parking / Storage, Ronald Close, Woburn Road Industrial Estate, Kempston, Bedford MK42 7SH

Description

The property comprises of a larger parking area/ open plan storage area to the rear of Unit E, Ronald Close, Woburn Industrial estate.

This is accessed via secure gates and comprises of a level yard based on compacted hardcore. Access to the site will only be available between the hours of 8.30am to 5.00pm Monday to Friday.

Location

The land is located on the Woburn Industrial Estate, Kempston. The property is located to the south of the towns of Bedford and Kempston. The property has access to A421, A428 and A6.

Services

The land does not benefit from any services.

Terms and Tenure

The land is to be offered to let by way of a new lease on terms to be agreed.

Service Charge

The landlord reserves the right to impose a service charge in respect of the upkeep of the private access roadway.

Business Rates

We understand that the land is not currently rated.

Please note that should the land become liable for Business Rates that payment will be the responsibility of the tenant.

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.

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

Robinson & Hall LLP for themselves and for the sellers of this property, whose agents they are, give notice that:

1. The particulars are set out as a general outline only for the guidance of intended buyers and do not constitute part of an offer or contract.

2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending buyers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Robinson & Hall LLP have not tested any of the services or equipment.

3. Any areas, measurements and distances are approximate.

4. Maps and plans are not to scale and are based on Ordnance Survey data with sanction of the Controller of H.M Stationery Office. Crown Copyright Reserved. OS Licence No: 10022265.

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