

To Let

Detached Warehouse/Factory & Office Premises With A Secure Yard - To Be Refurbished



Approx 23,825 sq ft (2,213.4 sq m)

22a Chantry Road, Woburn Road Industrial Estate, Kempston
Bedford, MK42 7SU



Town Centre approx. 3 miles



Good access to the A428, A6 & A421 Bedford Bypass



Bedford Railway Station
approx. 3 miles



Ladies & Gents WC Facilities,
Open Plan & Private Offices



Telecoms, Double Glazed
Windows, 8 Metal Roller
Shutter Loading Doors, 6 of
which are tailgate



On Site Parking & Yard



Eaves Height 4.20m/13'9"
Apex Height 5.14m/16'10"



Leasehold: £85,000 per
annum exclusive

Tel: 01234 905128 | **www.kirkbydiamond.co.uk**

1st Floor, Clifton House
4A Goldington Road, Bedford, MK40 3NF



Chartered Surveyors



Location

- Located on the Woburn Road Industrial Estate, adjacent to the A421 Bedford Bypass
- Good access to the A428 & A6
- Bedford Railway Station approx. 3 miles
- Bedford Town Centre approx. 3 miles



Description

- A detached warehouse/factory and office premises which is to undergo substantial refurbishment works
- Located on one of Bedford's main industrial estates
- It is constructed of brick walls beneath a steel portal frame roof
- Situated on a self-contained site with a security fenced and gated yard to the side and rear of the premises



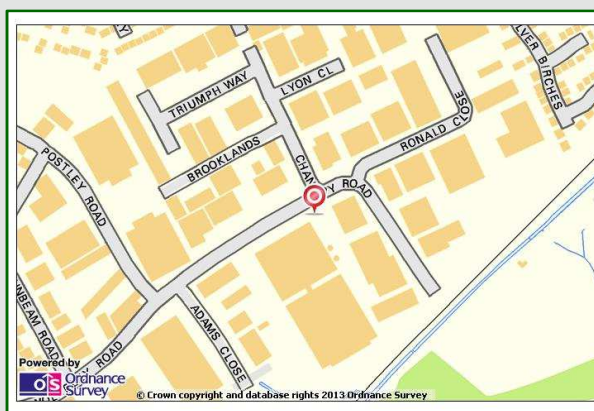
Specification

- Two Storey Office Accommodation
- Ladies & Gents WC Facilities
- Security Fenced & Gated Yard
- 8 Loading Doors - 6 of which are tailgate (3.05-3.66/10'0"-12'0")



Floor Area (approx gross internal)

Ground Floor Warehouse:	1,965.5 sq m	21,156 sq ft
Ground Floor Offices:	124.2 sq m	1,337 sq ft
First Floor:	123.7 sq m	1,332 sq ft
Total:	2,213.4 sq m	23,825 sq ft



Terms

- **Leasehold:** £85,000 per annum exclusive
- **Service charge:** Not Applicable
- **VAT:** TBA



Business Rates

- **Rateable value:** £TBA

Interested parties should contact their Local Authority to verify the amount of business rates payable as they may be affected by transitional arrangements



Additional Information

- The premises are to be let on a new full repairing and insuring lease

Ref: C0029



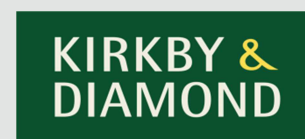
Viewing

By appointment with agent:

Andrew Clarke

01234 905128

andrew.clarke@kirkbydiamond.co.uk



Chartered Surveyors



Misrepresentations Act:

Kirkby & Diamond for themselves and for the vendors, whose agents they are, give notice that these particulars are set out as a general guide only and do not constitute any part of any offer or contract. All descriptions, dimensions, reference to condition and the necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but interested parties 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. No person in the employment of Kirkby & Diamond has any authority to make or give any representation or warranty whatever in relation to this property.

Energy Performance Certificate

Non-Domestic Building



22a Chantry Road
Woburn Road Industrial Estate
Kempston
BEDFORD
MK42 7SU

Certificate Reference Number:
0240-7914-0337-9690-3074

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient

A+

Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

68

This is how energy efficient the building is.

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

Technical information

Main heating fuel: Oil
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 3080
Building complexity (NOS level): 3
Building emission rate (kgCO₂/m²): 38.12

Benchmarks

Buildings similar to this one could have ratings as follows:

23 If newly built

63 If typical of the existing stock

Administrative information

This is an Energy Performance Certificate as defined in SI2007:991 as amended

Assessment Software: Lifespan SBEM v4.1.d using calculation engine SBEM v4.1.d.0

Property Reference: 773143990000

Assessor Name: christopher miller

Assessor Number: STER500153

Accreditation Scheme: Sterling Accreditation

Employer/Trading Name: Christopher Miller

Employer/Trading Address: Oaktree Hill Barn, Woburn Road, Church Stowe, Northampton, NN4 4TE

Issue Date: 02 Oct 2013

Valid Until: 01 Oct 2023 (unless superseded by a later certificate)

Related Party Disclosure: Not related to the owner

Recommendations for improving the property are contained in Report Reference Number: 9797-4094-0173-0300-6425

If you have a complaint or wish to confirm that the certificate is genuine

Details of the assessor and the relevant accreditation scheme are on the certificate. You can get contact details of the accreditation scheme from the Government's website at www.communities.gov.uk/epbd, together with details of the procedures for confirming authenticity of a certificate and for making a complaint.



For advice on how to take action and to find out about technical and financial assistance schemes to help make buildings more energy efficient visit www.carbontrust.co.uk or call us on 0800 085 2005