



BEDFORD
BOROUGH COUNCIL

To Let - Office/ Workshop Unit

Unit 6 Wolseley Business Park, Railton Road, Kempston, MK42 7PN



Description

The unit is a two storey business unit with steel frame construction and a pitched tiled roof within Wolseley Business Park, Woburn Road Industrial Estate.

The unit provides flexible accommodation with workshop/ storage on the ground floor and a open plan office at first floor level with WC and kitchen facilities. The units benefit from onsite car parking.

Location

Strategic and established commercial location with immediate access to the A421 dual carriageway providing direct access to the M1 and A1.

Permitted Use

Any use within use class E (g) (i) (ii) (iii)
Office, research and development and light industrial processes

Accommodation

Area	Sq M	Sq Ft
Gross internal area	234.67	2,526
4/5 allocated parking spaces		

Lease Terms

- Tenant responsible for all repairs and cost of building insurance (FRI terms)
- Service Charge for maintenance of common areas
- Each party to be responsible for their own legal costs and surveyors fees
- Annual Rent—£26,000 per annum

Other Charges

*Tenants may be eligible for small business rate relief dependent on the individual's business circumstances. For further information, please email Business.Rates@bedford.gov.uk

Services

Mains Water, Electricity and Gas are available (Prospective tenants should make their own enquiries regarding connection)

Viewing

For further details or to arrange a viewing please contact Property Team on:

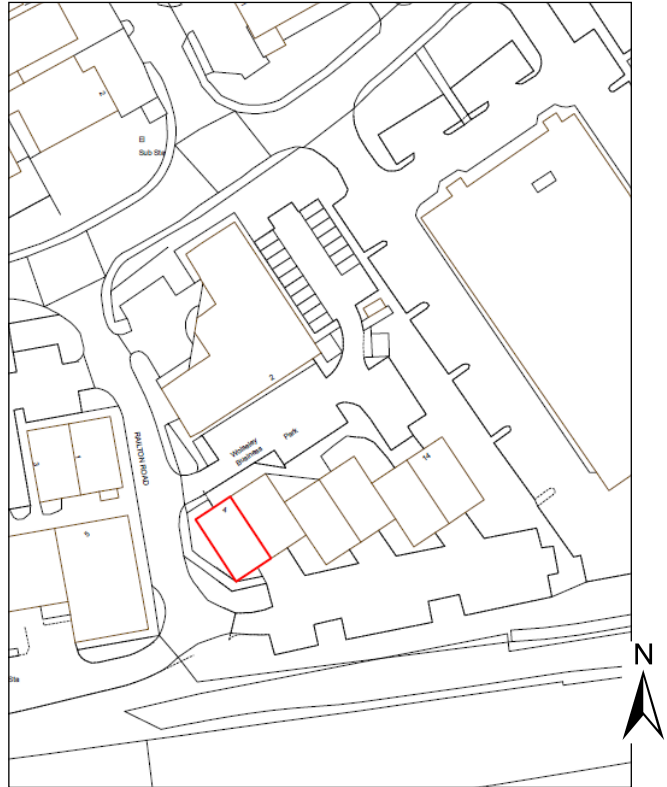
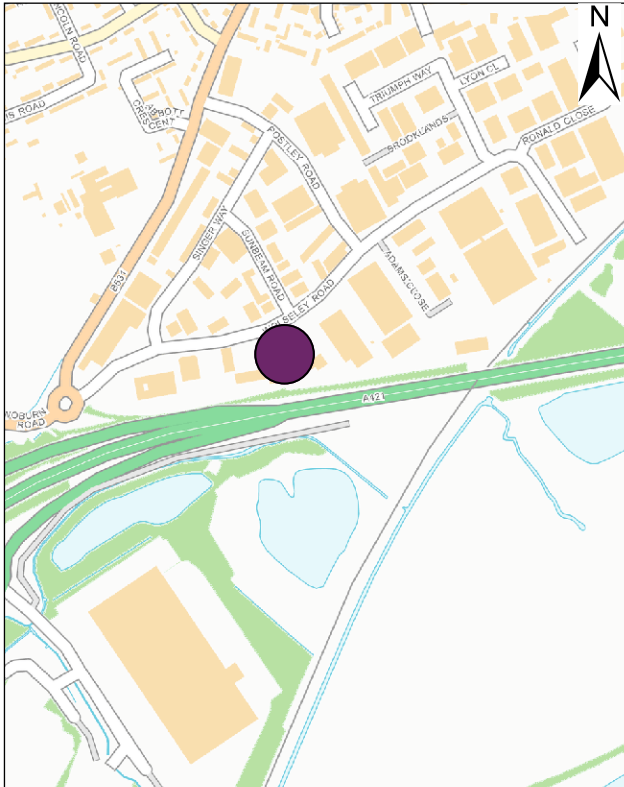
Tel: 01234 276895
Email: property@bedford.gov.uk
Address: Borough Hall
Cauldwell Street
Bedford
MK42 9AP

The Code for Leasing Business Premises

Bedford Borough Council has adopted the Code for Leasing Business Premises in England and Wales

For further information please contact us or go to www.leasingbusinesspremises.co.uk

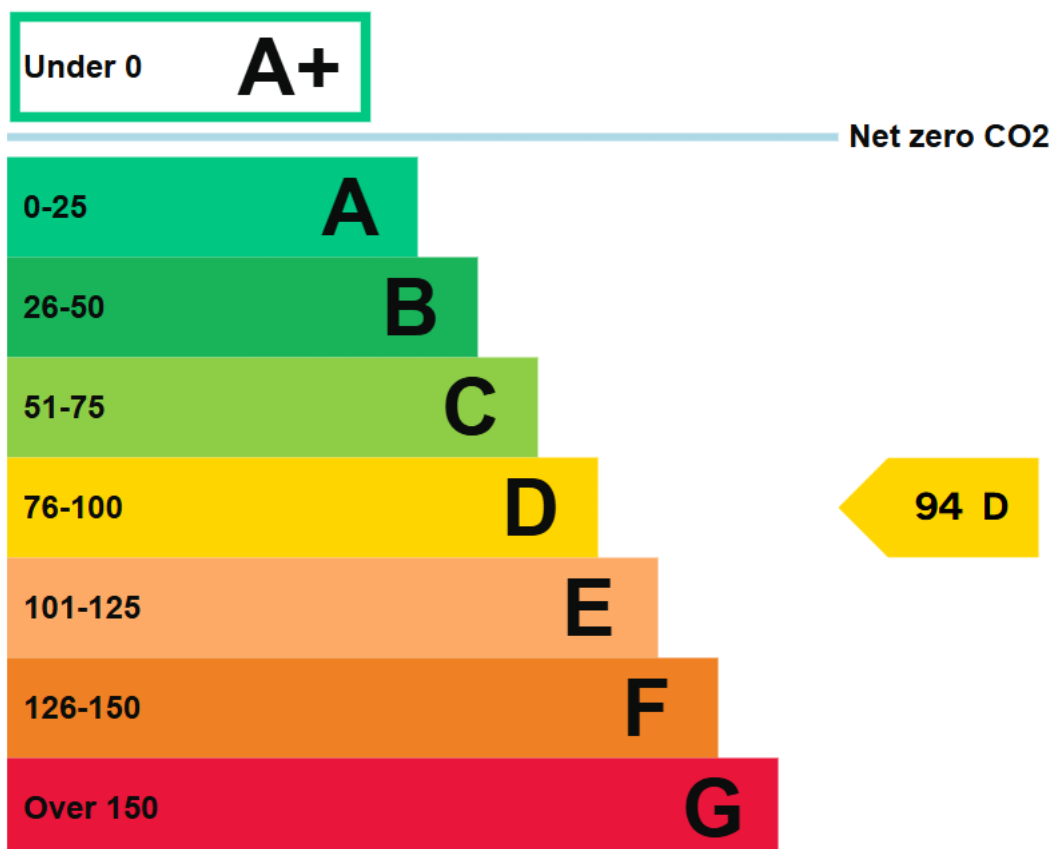
Site Plan



This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. 100023275 2026

Contact Us: 01234 276895

This property's energy rating is D.



Properties get a rating from A+ (best) to G (worst) and a score.

MISREPRESENTATION Bedford Borough Council give notice that: 1. These particulars do not constitute, nor constitute any part of, an offer or contract. 2. All statements contained in these particulars as to this property are made without responsibility on the part of Bedford Borough Council. 3. None of the statements contained in these particulars as to this property are to be relied on as statements or representation of fact. 4. Any intending Lessee must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 5. Bedford Borough Council has no authority to make or give, any representation or warranty in relation to this property. Particulars produced March 2026