BEDFORD BOROUGH COUNCIL

To Let - Business 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 B1 (Business)
Prospective tenants are advised to contact the local planning authority on 01234 718068 if they have any specific queries.

Accommodation

Area	Sq M	Sq Ft
Gross internal area	268	2,886
4/5 allocated parking spaces		

Tel: 01234 276895

www.bedford.gov.uk

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—£30,000 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

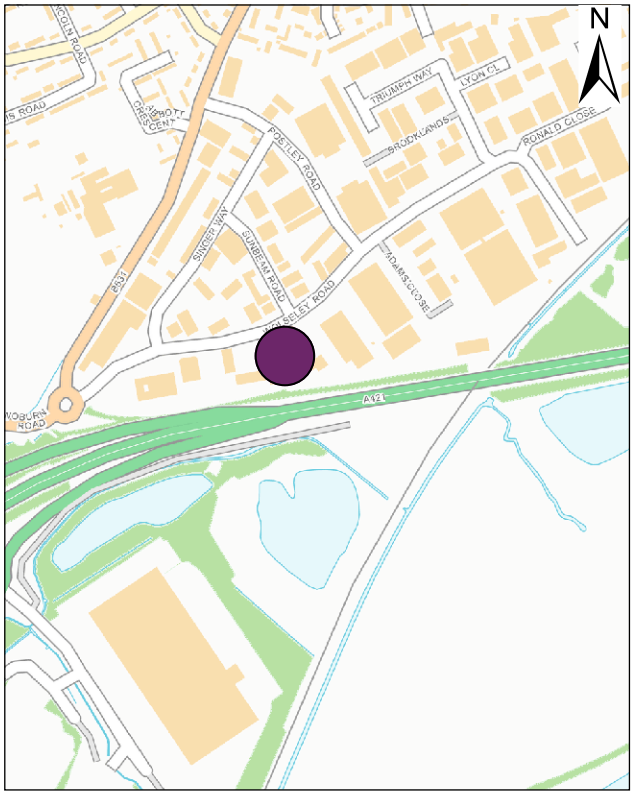
For further details or to arrange a viewing please contact Property Team on:

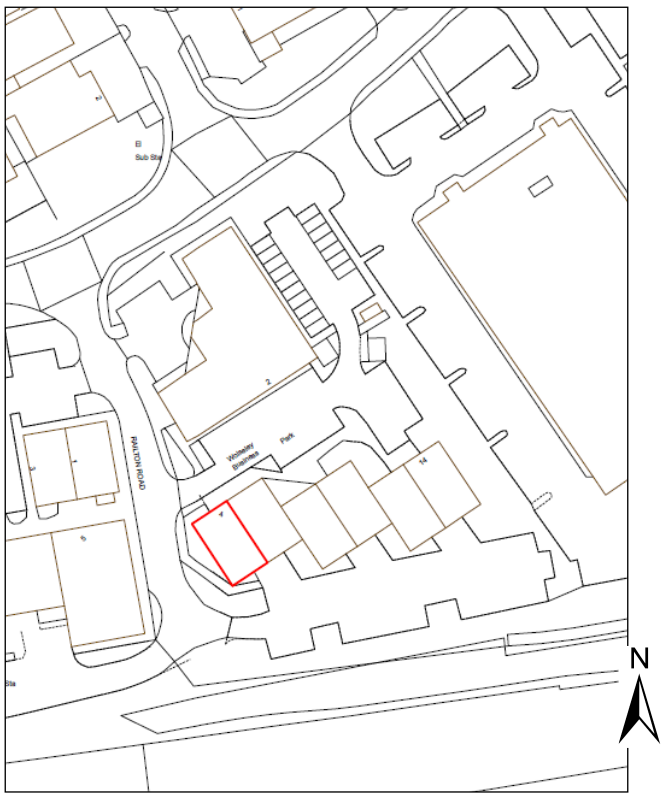
Tel: 01234 276895
Email: property@bedford.gov.uk
Address: Borough Hall
Cauldwell Street
Bedford
MK42 9AP

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





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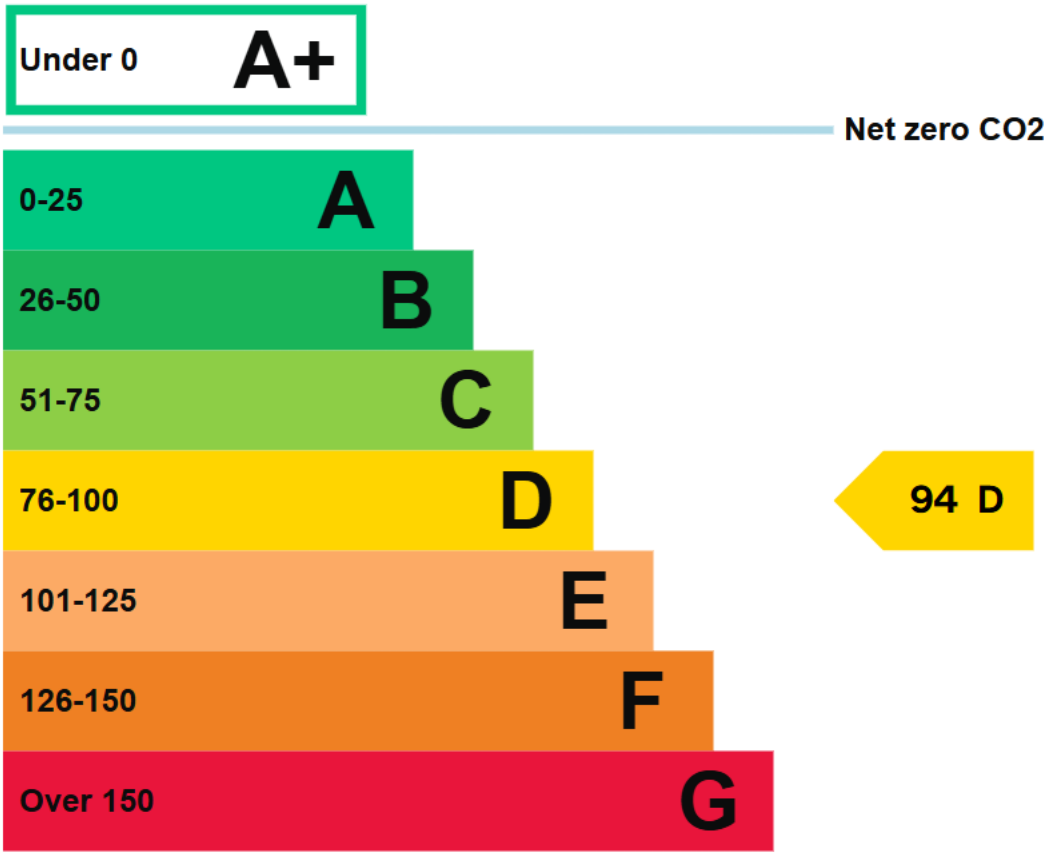
This property's energy rating is D.



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

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