

# TO LET

3,002 Sq Ft (278.89 Sq M)

- Offices and Storage to both Ground and First Floor
- Ladies, Gents and Disabled WC's
- Kitchen/Staffroom
- Up and Over Loading Door 2.99m-4.60m (9'9" - 15' 11")



Due to be refurbished

## 2 Triumph Way

Woburn Industrial Estate Kempston, Bedford, MK42 7QB

**KirkbyDiamond**

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kirkbydiamond.co.uk



## LOCATION

- The premises are situated on Triumph Way which is located on the Woburn Road Industrial Estate
- Immediate access to the A421 Bedford Bypass & fast access to A428, A6 and A600
- The M1 ( junction 13) is approx 8 miles to the south west

 what3words

[///eagle.ruins.plot](https://eagle.ruins.plot)

 Google Maps

[Click here](#)



## DESCRIPTION

- The premises comprise of a modern middle terrace storage/workshop building constructed of a steel portal frame with brick and block walls and profiled steel upper elevations and roof.
- Internally the unit provides storage/workshop accommodation over two floors. The ground floor is predominantly storage / light industrial space together with ladies, gents and disabled WC.
- The first floor provides further storage space plus an office area and kitchenette.
- Parking spaces are located to the front of the property. Goods access is gained via an up and over loading door 2.99m - 4.06m (9'9" - 13'4").
- The unit is due to be refurbished.

## TERMS

Available by way of a new FRI lease for a term to be agreed at a rent of £26,000 exclusive. VAT is payable.

## ACCOMMODATION (Gross Internal Area\*)

Ground Floor	145.02 SQ M	1,561 SQ FT
First Floor	133.87 SQ M	1,441 SQ FT
<b>Total</b>	<b>278.89 SQ M</b>	<b>3,002 SQ FT</b>

\*The property has been measured in accordance with the RICS Property Measurements Standard 6th Edition

EPC: C-62

**Business Rates:** The Rateable Value is £16,250 per annum. For the rates payable, please contact [www.voa.gov.uk](http://www.voa.gov.uk)

Interested parties are advised to contact the relevant Local Authority

## CONTACT:

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