

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

>D 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

 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
Total	278.89 SQ M	3,002 SQ FT

*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

Interested parties are advised to contact the relevant Local Authority

CONTACT:



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