

FOR SALE

2,767 Sq Ft (257.05 Sq M)

- End terraced industrial/warehouse unit with first floor office accommodation.
- Newly redecorated throughout with air conditioning units provide heating and cooling.
- Electric up and over loading door.
- LED lighting to majority.
- Wc and kitchen facilities at ground floor.



7 Kempston Court

Kempston Hardwick, Bedford, MK43 9PQ

 **Kirkby
Diamond**

Part of **Eddisons**

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kirkbydiamond.co.uk



LOCATION

- Kempston Court is located in Kempston Hardwick just off Manor Road and within 1.6 miles of the A421.
- Bedford Town Centre is 4.8 miles, J13 M1 is approximately 7.8 miles and The Black Cat Roundabout on the A1M is 12.4 miles.
- Kempston Hardwick Train Station is 0.6 miles whilst Bedford Railway Station is 4.4 miles on the Thameslink Line.
- Milton Keynes is 16.1 miles whilst London Luton Airport is 21.4 miles distant.
- Kempston Court provides a small estate of similar units with allocated parking.

 what3words

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 Google Maps

[Click here](#)



DESCRIPTION

- An end terraced two storey industrial/warehouse unit.
- Ground floor production/storage with first floor offices.
- Up and over full height electric loading door.
- Air conditioning units to heat and cool.
- Allocated parking for 5 cars plus loading.

TERMS

The freehold interest is available at a quoting price of £340,000.00 exclusive.

ACCOMMODATION (Gross Internal Area*)

Ground Floor	150.5 SQ M	1,620 SQ FT
First Floor	106.56 SQ M	1,147 SQ FT
Total	257.05 SQ M	2,767 SQ FT

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

EPC: D-86

Business Rates: The Rateable Value is £21,250 per annum. From April 1st 2026, the Rateable Value is £24,500 per annum exclusive. For the rates payable, please contact www.voa.gov.uk

Service Charge: Currently charged at £1,200.00 per annum exclusive for common area maintenance.

CONTACT:



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