

TO LET

1,711 Sq Ft (158.95 Sq M)

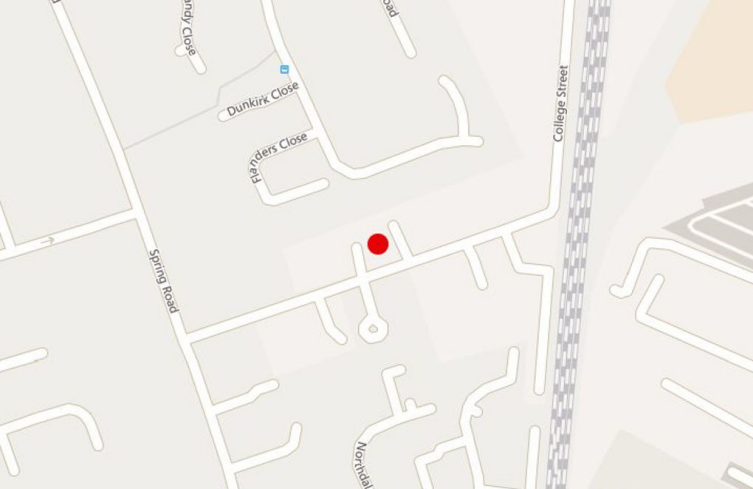
- › Established Commercial Estate
- › Good Local Amenities and Transport Links
- › Versatile Open-Plan Layout plus 2 Individual Offices
- › Available with Vacant Possession
- › Kitchen and WC Facilities, as well as Electric Roller Shutter



20 College Street
Kempston, Bedford, MK42 8LU

Contact: Diccon Brearley or Enza Marinaro
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eddisons.com





Location

- The property is well-situated in a mixed-use area of Kempston, benefiting from good local amenities, transport links.
- College Street hosts a mix of garages, motor repair shops, tyre specialists, metal fabricators, electronics providers, event planners, and fitness centres.
- Excellent road links to the A421 and via that dual carriageway, to the M1 at J13 and and A1 at The Black Cat Roundabout.

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Google Maps

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Description

- The property comprises of an established mid terraced industrial/storage unit constructed during the early to mid 1980's of steel portal frame with brick and block lower elevations and a profiled steel upper elevation beneath a pitched roof.
- Internally the ground floor currently serves as the main customer-facing retail space, offering a versatile open-plan layout with electric roller shutters.
- The first-floor mezzanine accommodates two individual offices and a general storage area, making it ideal for a business requiring both office and industrial space.
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Terms

The premises are to be let on a new effective full repairing and insuring lease for a term to be agreed at a rent of £15,000 per annum. We understand VAT is not payable. VAT is not presently payable, but may be charged if it becomes compulsory to do so.

Accommodation

Ground Floor	80.27 SQ M	864 SQ FT
Mezzanine Floor	78.69 SQ M	847 SQ FT
Total	158.95 SQ M	1,711 SQ FT

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

EPC: C - 63

Business Rates: The rateable value is £9,900. For the rates payable please contact www.voa.gov.uk

Service Charge: We are informed that service charge is not payable.

Contact:

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