

TO LET

5,533 Sq Ft (514.02 Sq M)

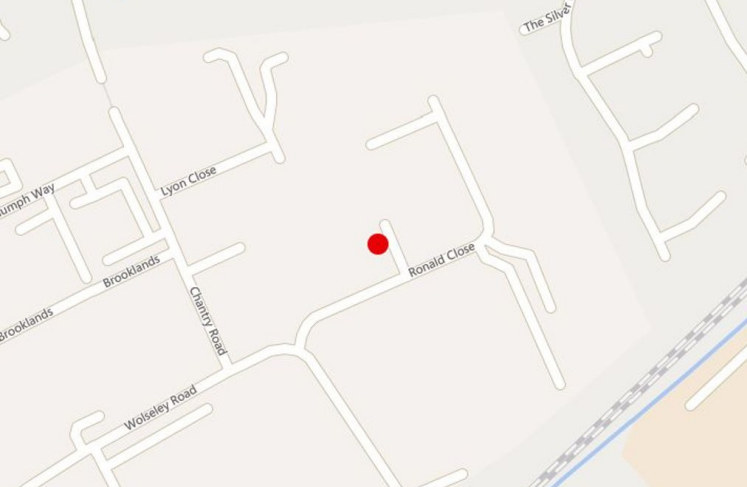
- › Workshop / Industrial Unit
- › 3 Phase Electrics
- › Parking & Loading To The Front
- › Offices & Facilities
- › New Roof



12 Ronald Close
Kempston, Bedford, MK42 7SH

Contact: Nathan George or Diccon Brearley
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eddisons.com





Location

- Located on the popular Woburn Road Industrial Estate in Kempston, to the south of Bedford and with immediate access to the A421.
- Junction 13 of the M1 is approximately 7.5 miles away via the A421 which links the M1 to the A1 at Wyboston where improvements to Black Cat Roundabout and due to finish in early 2027 which will provide an improved link to Cambridge and the East.
- Bedford town center and train station are located approximately 3 miles from the estate.

 what3words

[///aspect.tuck.rash](https://www.what3words.com/aspect.tuck.rash)

 Google Maps

[Click here](#)



Description

- An establish semi detached factory / industrial unit with offices and facilities. The main factory area is clear span with roller shutter loading door to the front elevation.
- The office section to the front of building is mostly open plan and the unit benefits from a kitchen and separate WC facilities.
- Externally there is parking to the front and a loading bay. The side and rear yards are not included.

Terms

The property is to be let on a new FRI lease for a term to be agreed at a rent of £50,000 per annum exclusive.

Accommodation (Gross Internal Area*)

| | | |
|--------------|--------------------|--------------------|
| Total | 514.02 SQ M | 5,533 SQ FT |
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*The property has been measured in accordance with the RICS Property Measurements Standard 6th Edition

Contact:

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