Unit 3 Singer Way

Woburn Road Industrial Estate, Kempston, Bedford, MK42 7AW

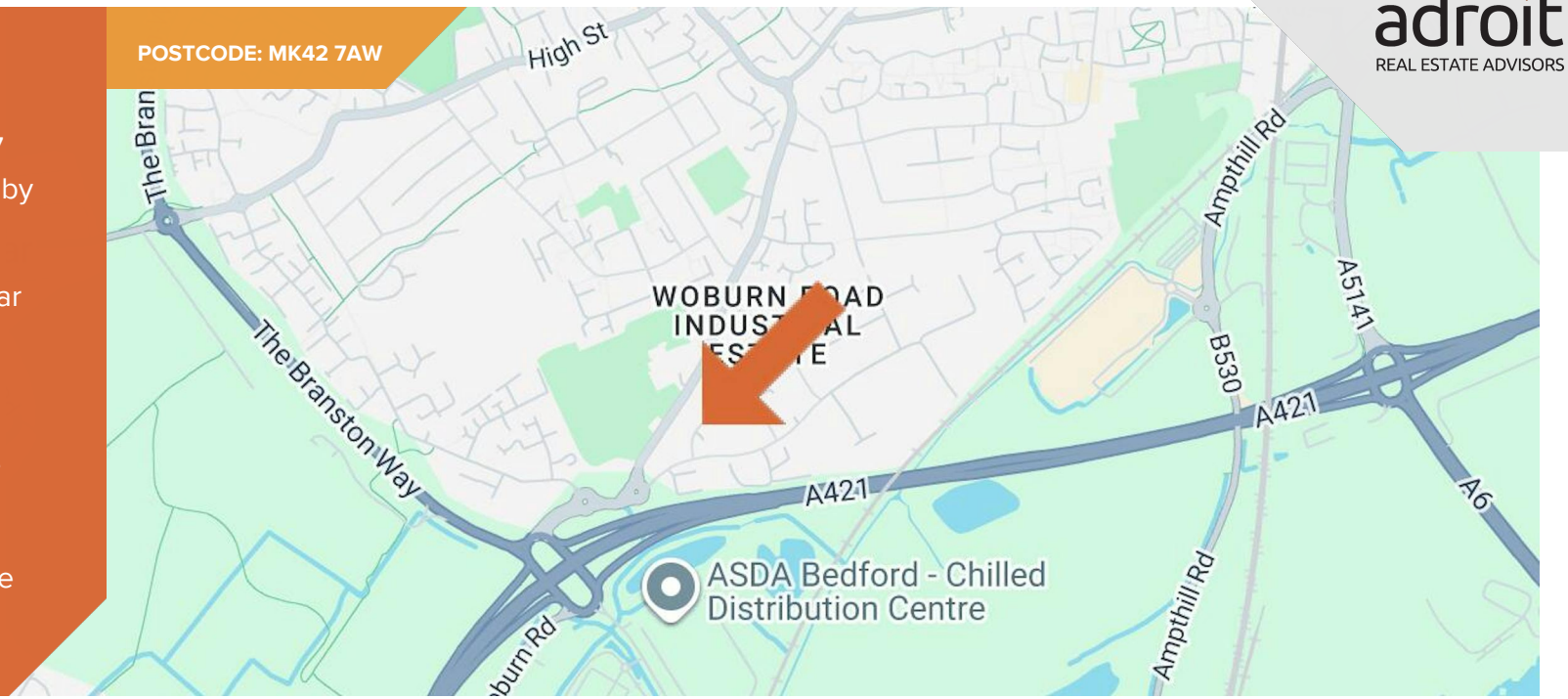
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TO LET

7,284 sq ft (676.71 sq m)

- B2 and B8 Use
- Existing lease until July 2027 (new lease may be available by seperate negotiation)
- 4.7m Eaves Height (3.6m clear internal height)
- Enclosed yard
- Electronically operated roller shutter door
- Additional mezzanine storage above the offices



Description

The unit benefits from LED lighting, an electronically operated roller shutter door, ground floor offices with mezzanine stores above, an enclosed yard at the front of the property, three phase power and mains gas. The unit is held on an existing lease until 20th July 2027. Consideration will be given to subletting or assignment. Alternatively a new lease may be available from the landlord by seperate negotiation.

Location

The unit sits on Singer Way, close to the junction with Woburn Road and forms part of the Woburn Road Industrial Estate within Kempston. Bedford town centre is approx 2.5 miles away, Bedford train station is 3.5 miles away and M1 Junction 13 is 7.5 miles away via the A421 dual carriageway. At the other end of the A421, improvements to Black Cat Roundabout and the A1 are due to finish in early 2027 providing an excellent dual carriageway link to Cambridge and the East.

Accommodation

The property has been measured on the basis of Gross Internal Area:

Name	sq ft	sq m
Ground - Warehouse and offices	7,284	676.71
Total	**7,284**	**676.71**

Tenure

Available on a Sublease basis only. Please contact the agents for quoting terms.

EPC

Available on request.

Availability

Available Immediately

Rent

£59,000 per annum Passing rent under the existing lease expiring 20th July 2027.

Service Charge

Further information is available upon request.

Legal Costs

Each party to be responsible for their own legal costs incurred in any transaction.

Business Rates

Rateable Value of £49,250
2026 Rating List. Transitional relief may apply.

Viewings

Viewing strictly by prior appointment via the sole agents - Adroit Real Estate Advisors

Adroit Real Estate Advisors



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