7 Railton Road

Woburn Road Industrial Estate, Bedford, MK42 7PN

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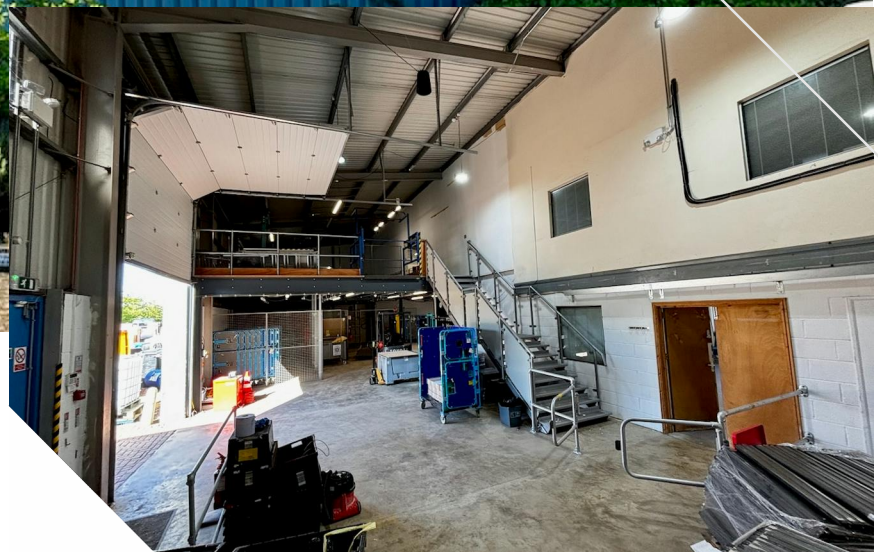
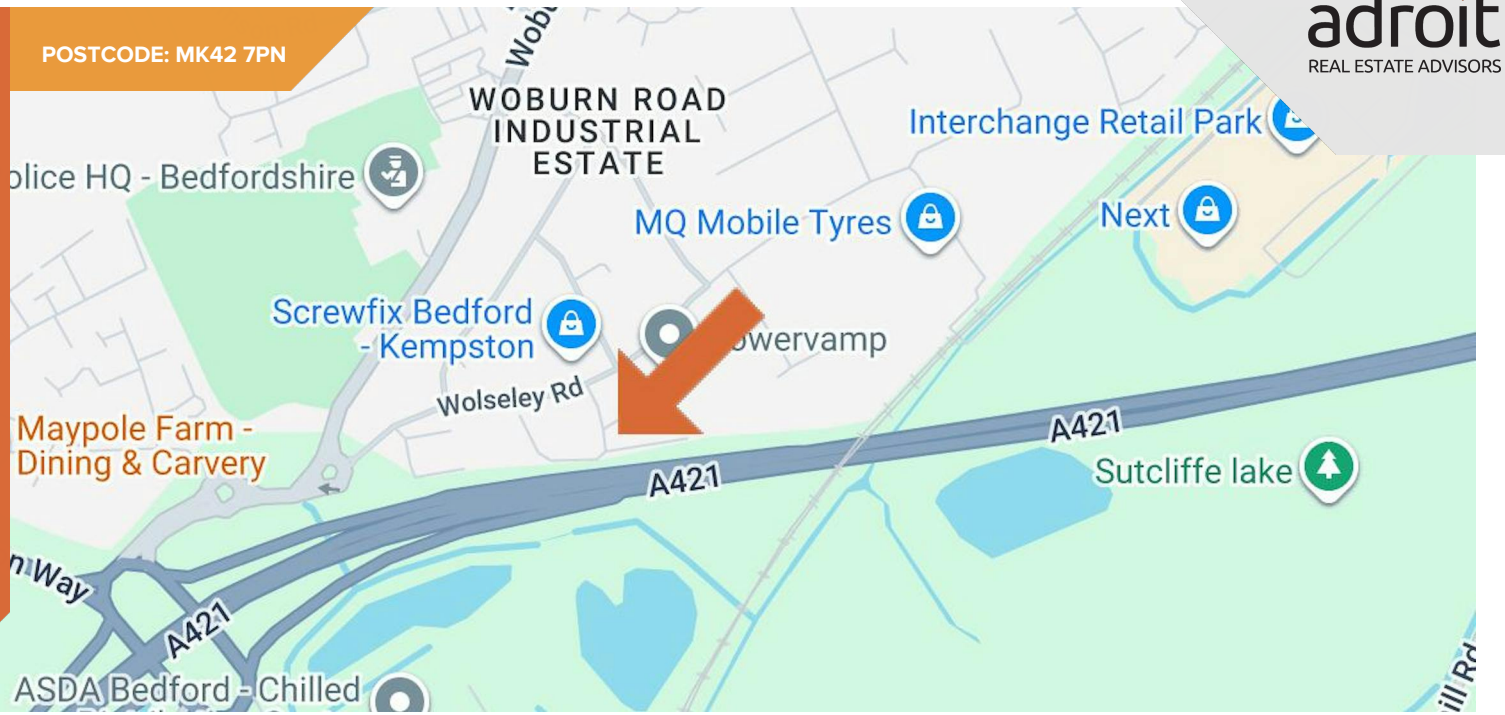


TO LET

5,114 sq ft (475.11 sq m)

- 6.4m eaves height (5.7m clear internal height)
- Level access loading door (rear elevation) overlooking the A421
- First floor offices
- Allocated parking spaces
- Further 2,500 sqft mezzanine floor (can be removed)



Description

A prominent, modern mid terrace unit with car parking at the front, 6.4m eaves height (5.7m clear internal height), an electronically operated roller shutter door to a separate rear loading area, three phase power, mains gas and LED lighting. There is currently a substantial 2,500 sqft mezzanine floor in the unit. This could be removed if not required by an ingoing tenant. The undercroft area of the original base build offices is currently fitted out as a kitchen.

Location

Railton Road is a development directly off of Wolseley Road which forms part of the Woburn Road Industrial Estate in Kempston - one of the key industrial and warehouse areas within Bedford with direct access to the A421 dual carriageway via the Marsh Leys Roundabout. The A421 links M1 Junction 13 (7.5 miles away) with The A1 at Black Cat Roundabout (11 miles away). Improvement works to Black Cat Roundabout are due to complete in Spring 2027. These works will reduce congestion at the junction and provide a direct dual carriageway link between Bedford and Cambridge. Bedford town centre is 3 miles away, whilst Bedford train station is just over 3.5 miles away.

Accommodation

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

Name	sq ft	sq m
Ground	4,599	427.26
1st - Offices	515	47.85
1st - Mezzanine	2,500	232.26
Total	**7,614**	**707.37**

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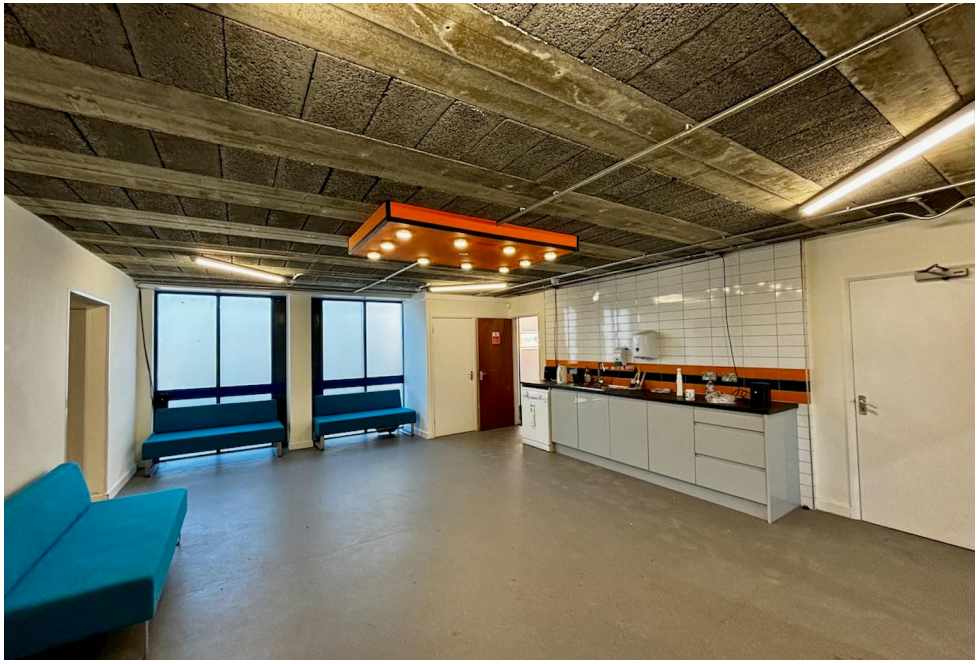

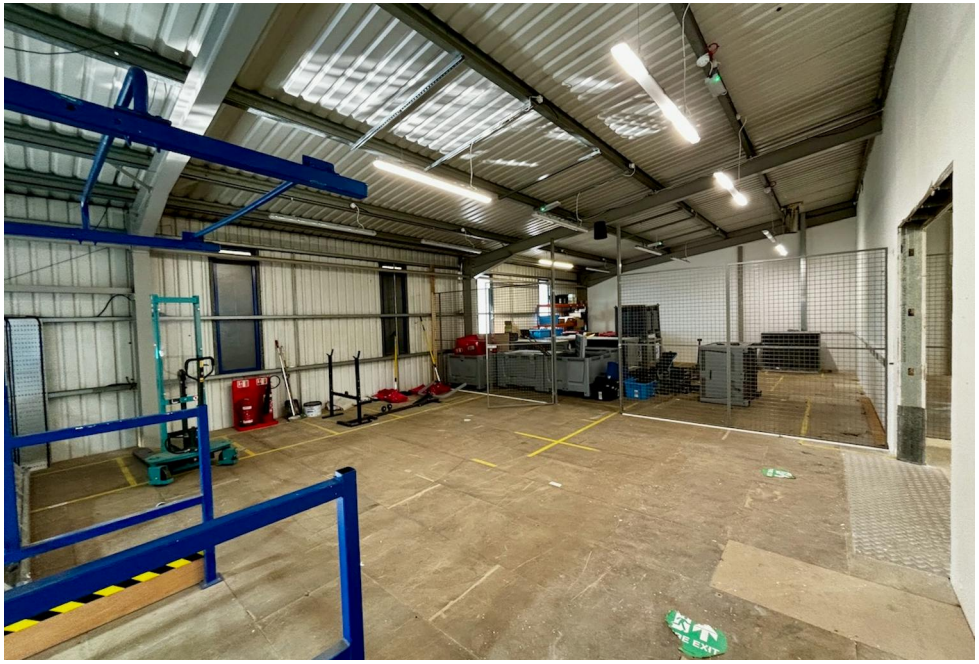

Tenure

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

EPC

B (49)

Availability

Available Immediately

Rent

£10.50 per sq ft

Service Charge

£1,755 per annum (2026 budget). Current buildings insurance premium is £747 plus VAT.

Legal Costs

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

Business Rates

Rateable Value of £58,000
(2026 Rating List)

Viewings

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

Adroit Real Estate Advisors

Dan Jackson
M: 07841 684870
djackson@adroitrealestate.co.uk

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