



## To Let

### Unit 6, Railton Road , Wolseley Business Park, Kempston, Bedford, MK42 7PW

 £40,000 per annum

 2,526 Sq Ft / 234.67 Sq M

 Modern, two-storey office building providing predominantly open-plan office/laboratory accommodation at ground floor level, with a kitchenette and WC facilities. The first floor comprises further open plan offices and a number of partitioned private offices. The specification includes suspended ceilings with recessed Category II lighting, double-glazed windows, and gas-fired central heating.

 The property would suit a wide range of occupiers, including professional services, hi-tech businesses, and research and development organisations. Externally, the unit benefits from dedicated on-site parking.





For further information  
please contact:

01234 341311  
Graylaw House, 21  
Goldington Road,  
Bedford, MK40 3JY

## Unit 6 Railton Road, Wolseley Business Park, Kempston, MK42 7PW

### Location

The premises are situated on Wolseley Business Park, forming part of the established Woburn Road Industrial Estate. The location offers excellent connectivity, with convenient access to the A600 and A6, as well as immediate access to the A421 Bedford Southern Bypass. The A421 provides direct links to the M1, A1 and A428, ensuring strong regional and national transport connections.

### Terms & Tenure

The premises are to be let on new terms to be agreed at a rental of £40,000 per annum exclusive.

### Accommodation

Ground Floor	1422 sq ft	132.2 sq m
First Floor	1104 sq ft	102.6 sq m
<b>Total</b>	<b>2526 sq ft</b>	<b>234.8 sq m</b>

### EPC

The EPC rating for the property is 94 - Band D.

### Rates

Rateable Value £21,500. The rates payable may be affected by transitional arrangements. Interested parties should call the local Rating Authority for further advice.

### VAT

All figures are quoted exclusive of VAT, purchasers and lessees must satisfy themselves as to the applicable VAT position, seeking appropriate professional advice.

### Costs

Each party is to be responsible for their own legal costs.

### Viewing

Strictly by appointment only please contact:

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