



BEDFORD
BOROUGH COUNCIL

To Let - Industrial Unit

70 Singer Way, Kempston, Beds, MK42 7AF



Description

The premises comprise an end-terrace unit of brick and block work under a profiled steel sheet roof. Access is via a roller shutter door and separate personnel door. Internally the unit comprises a storage, office and toilet facilities. Outside there is a large surfaced service yard which provides good access for deliveries and unloading.

Location

The unit is situated on Singer Way and forms part of the Woburn Road Industrial Estate. This well established location is in Kempston which adjoins the south of Bedford and provides good access to the A421, A6 and the M1 motorway.

Permitted Use

Any use within use classes B1 (Business), B2 (General Industry) or B8 (Warehouse / Distribution) would be considered.

Prospective tenants are advised to contact the local planning authority on 01234 718068 if they have any specific queries.

Accommodation

Area	Sq M	Sq Ft
Gross internal area	112.9	1,215
2 car parking spaces		

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Lease Terms

- Tenant responsible for all repairs and cost of building insurance (FRI terms)
- Service Charge for maintenance of common areas
- Rent payable quarterly in advance by direct debit
- Each party to be responsible for their own legal costs and surveyors fees

Standard Lease

- Multiples of 3 years with a rent review to market rent every 3rd anniversary

Rent and other Charges

Lease Type	Annual Rent	Insurance Rent 2016/17	Business Rates 2016/17	Service Charge Estimate 2016/17	Total Annual Cost	Total Per Month
Lease	£9,750.00	£270.81	£3,726.80	£443.52	£14,191.13	£1,182.59

VAT is currently not charged on the rent but the Council reserves the right to do so during the term of the lease.

Tenants may be eligible for small business rate relief dependent on the individual's business circumstances. For further information please contact Local Taxation on 01234 718097.

Services

Gas, Electricity and Water are available (Prospective tenants should make their own enquiries regarding connection)

The Code for Leasing Business Premises 2007

Bedford Borough Council has adopted the Code for Leasing Business Premises in England and Wales 2007.

For further information please contact us or go to www.leasingbusinesspremises.co.uk

Viewing

For further details or to arrange a viewing please contact the Estates Team:

Tel: 01234 276895
Fax: 01234 276830
Email: property@bedford.gov.uk
Address: Borough Hall
Cauldwell Street
Bedford
MK42 9AP

Commercial Landlords Accreditation Scheme

Bedford Borough Council is a member of the Commercial Landlords Accreditation Scheme (CLAS). This is a self-regulatory scheme that promotes good practice in the commercial property industry. For further information please contact us or visit www.clascheme.org.uk.

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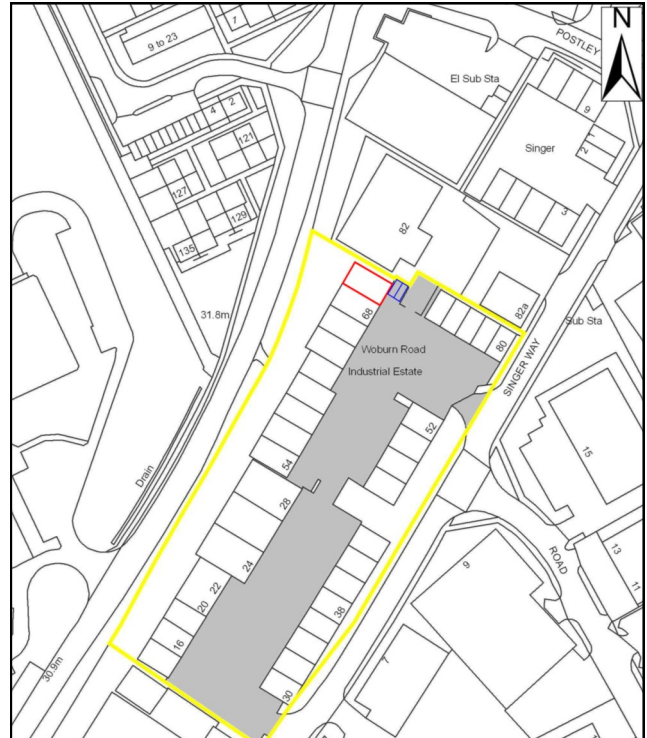
Internal Photos



Location Plan



Site Plan



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Contact Us: 01234 276895

70 Singer Way, Kempston MK42 7AF

Energy Performance Certificate Non-Domestic Building



L G Digital
70 Singer Way
Woburn Road Industrial Estate, Kempston
BEDFORD
MK41 9JJ

Certificate Reference Number:
0390-0431-6670-7923-2006

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient



Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

◀ **69** This is how energy efficient the building is.

Technical information

Main heating fuel:	Other
Building environment:	Unconditioned
Total useful floor area (m ²):	115
Building complexity (NOS level):	3

Benchmarks

Buildings similar to this one could have ratings as follows:

51 If newly built

107 If typical of the existing stock

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www.clascheme.org.uk