



# PARAGON HOUSE

WOLSELEY ROAD • WOBURN ROAD INDUSTRIAL ESTATE  
KEMPSTON • **BEDFORD** • MK42 7UP

**14,500 SQ FT (1,347 SQ M)**

**TO LET / FOR SALE HQ STYLE HI-TECH  
MANUFACTURING / WAREHOUSE & OFFICE  
BUILDING ON A SITE OF APPROX. 1.4 ACRES**





# PARAGON HOUSE

- Prominent Warehouse / R&D / Manufacturing Facility
- Expansion land to the rear which has planning consent for a further 10,000 sq ft extension to the manufacturing area
- 5.9m clear height to underside of haunch
- Extensive loading yard and car parking
- High quality offices on two floors
- Welfare facilities including kitchen, canteen, fitness studio and showers
- Separate WC facilities to warehouse and offices
- Located near the entrance to Woburn Road Industrial Estate, adjacent to the A421 Bedford Southern Bypass
- Heating and LED lighting to warehouse
- Part air conditioning to offices
- One level access loading door
- Approx 1.4 acre site with a security barrier entrance



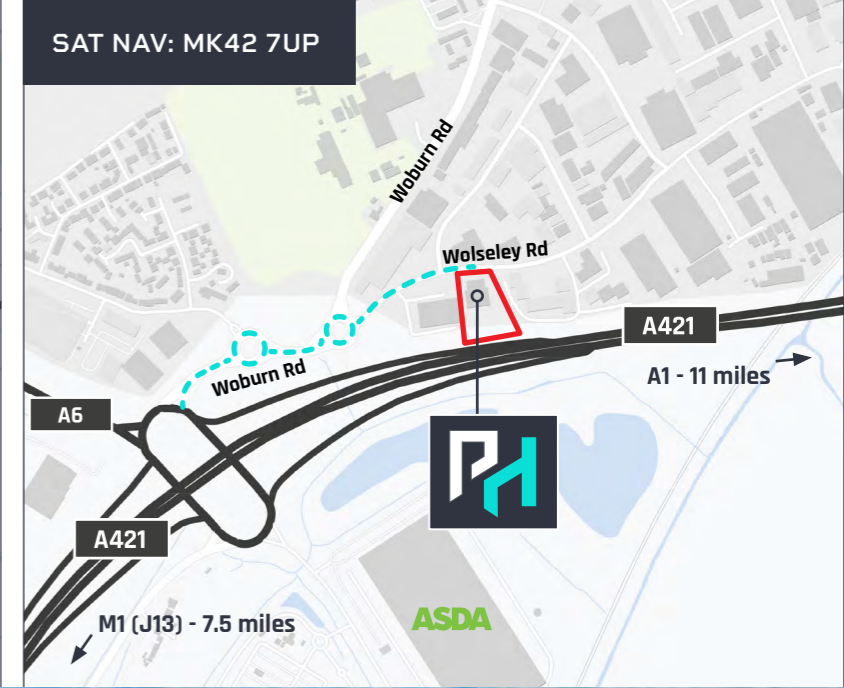
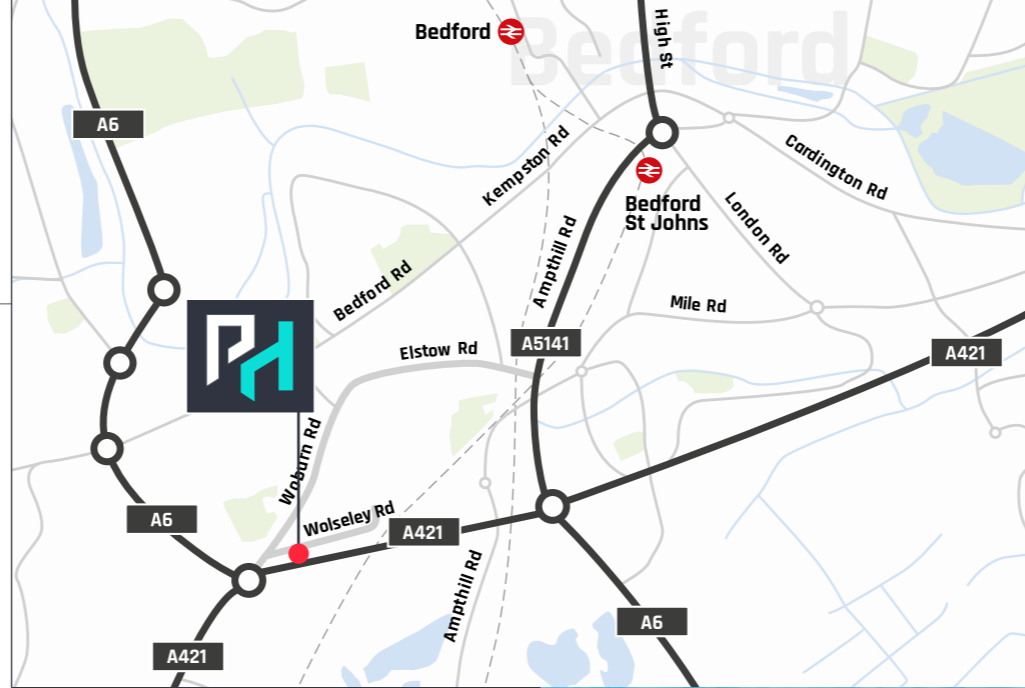




## LOCATION

The premises occupy a large self-contained site on Wolseley Road, the principal estate road leading through Woburn Road Industrial Estate, Kempston which is one of Bedford's longest established industrial areas.

The property is situated close to the entrance of the estate and also backs onto the A421 Bedford Bypass close to its junction with the A6. It is approximately 4 miles from Bedford town centre and approximately 3.7 miles from Bedford Railway Station.



## TRAVEL

DESTINATION	MILES
A421	0.4 miles
A6	0.5 miles
Bedford Station	3.7 miles
Bedford Town Centre	4 miles
M1 (J13)	7.5 miles
Cambridge	34 miles
Milton Keynes	16 miles
M25 (J21A)	33 miles
Luton Airport	25 miles
Birmingham	79 miles
London Heathrow	54 miles
Central London	54 miles
London St Pancras	37 mins



FOR IDENTIFICATION PURPOSES ONLY



## DESCRIPTION

An individually designed hi-tech office and manufacturing unit situated on a gated self-contained site of approx. 1.40 acres.

### Warehouse

- Access via level access door (4.06m-4.50m) and personnel doors
- Minimum clear height to the haunch 5.90m, apex height 7.30m
- Gas-fired warm air heaters
- Single and 3 phase electrics (200 amps)
- LED lighting
- Optional substantial mezzanine floor
- WC facilities for workshop staff

### Offices

- Newly redecorated two-storey facility with double-height entrance
- Open plan & private offices/meeting rooms, gym/fitness studio, and staff room/canteen
- First floor: Open plan with vaulted ceiling, kitchenette, and wc's
- Part air conditioned, gas-fired radiator heating
- 'Flood wiring' for power, voice, and data ports with CAT 5 cabling

### Expansion Opportunity

- Expansion land at the rear for a potential 10,000 sq ft addition to manufacturing/warehouse space





## ACCOMMODATION

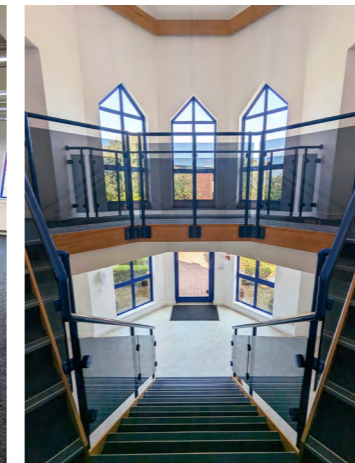
	sq m	sq ft
Ground Floor Workshop/ Warehouse	651.93	7,017
Ground Floor Offices	348.13	3,747
First Floor Offices	347.20	3,737
<b>Total</b>	<b>1,347.26</b>	<b>14,501</b>
Mezzanine	437.03	4,703
Apex Height	7.30m	24'0"
Eaves Height	5.90m	19'0"

## EPC

C-59

## RATEABLE VALUE

£96,500.







## TERMS

The premises are available to let on a new full repairing and insuring lease for a term to be agreed at a rent of £150,000 per annum exclusive plus VAT.

The freehold interest is also available to purchase.  
Price on application.

## VAT

We understand that VAT is payable.

## VIEWING

Strictly via the joint sole agents:



01234 905 128  
www.kirkbydiamond.co.uk

**ANDREW CLARKE**

07799 430 295

andrew.clarke@kirkbydiamond.co.uk

**NATHAN GEORGE**

07741 261 890

nathan.george@kirkbydiamond.co.uk



01908 224760

[louchshacklock.com](http://louchshacklock.com)

**ROBERT SHACKLOCK**

07860 472 750

robert@louchshacklock.com

