



# To Let - Industrial Premises

**64 Singer Way, Kempston MK42 7AF**



## Description

The premises comprise a mid-terrace unit of brick and block work with part profiled steel cladding under a profiled steel roof. Access is via a roller shutter door and separate personnel door. Internally the unit comprises a workshop, 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 Class E, (g) (ii) (iii) would be considered. Prospective tenants are advised to contact the local planning authority on 01234 718068 if they have any specific queries. *The Council (Landlord) will be looking to achieve a mixed use on this shopping parade.*

## Accommodation

Area	Sq M	Sq Ft
Gross internal area	113	1215
2 car parking spaces		

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## Lease Terms

- Term of 6 years with a rent review to market rent every 3rd anniversary
- Tenant responsible for all repairs and cost of building insurance (FRI terms)
- Service Charge for maintenance of common areas
- Rent payable monthly in advance by direct debit
- Each party to be responsible for their own legal costs and surveyors fees

## Rent and other charges

	Annual Rent	Business Rates Estimate 2022/23	Service Charge Estimate 2022/23	Insurance Rent Estimate 2022/23	Total Annual Cost	Total Per Month
Lease	£12,500	£3,592.80	250	£148.52	£16,491.32	£1,374.27

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

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

## RICS Code For Leasing Business premises

Bedford Borough Council has adopted the Code for Leasing Business Premises in England and Wales 2020.

For further information please contact us or go to [www.leasingbusinesspremises.co.uk](http://www.leasingbusinesspremises.co.uk)

## Viewing

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

Tel: 01234 276895

Email: [property@bedford.gov.uk](mailto:property@bedford.gov.uk)

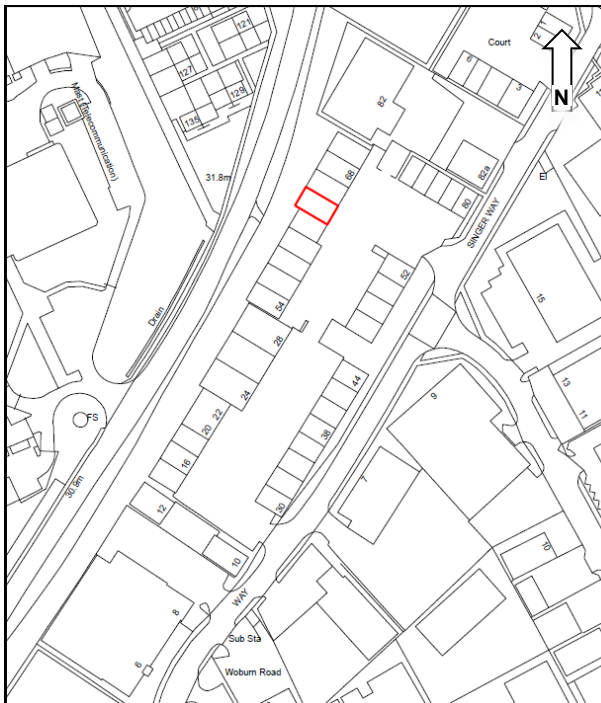
## Commercial Landlords Accreditation Scheme

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](http://www.clascheme.org.uk).

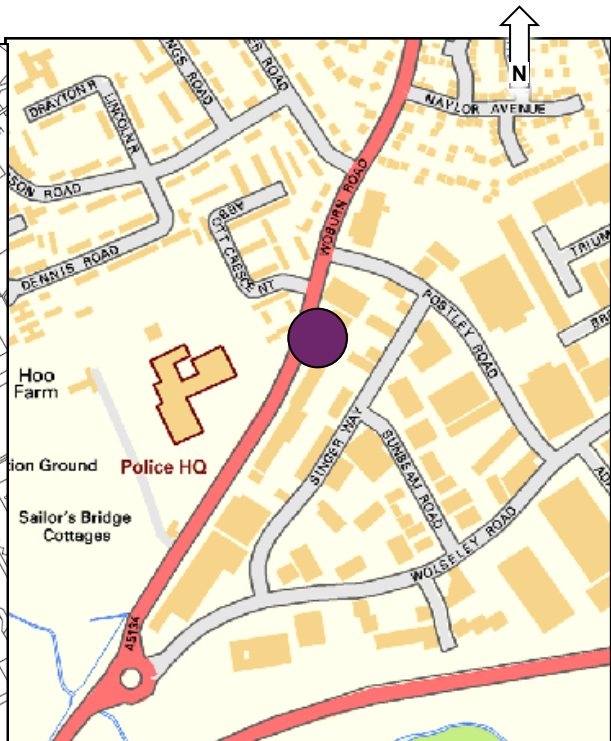
## Internal Photos



## Site Plan



## Location Plan



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## Energy Performance Certificate Non-Domestic Building



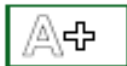
64, Singer Way  
Woburn Road Industrial Estate, Kempston  
BEDFORD  
MK42 7AF

Certificate Reference Number:  
9426-3026-0589-0000-5025

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 in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at [www.gov.uk/government/collections/energy-performance-certificates](http://www.gov.uk/government/collections/energy-performance-certificates).

### Energy Performance Asset Rating

More energy efficient



Net zero CO<sub>2</sub> 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

◀ 119 This is how energy efficient the building is.

### Technical Information

Main heating fuel:	Grid Supplied Electricity
Building environment:	Heating and Natural Ventilation
Total useful floor area (m <sup>2</sup> ):	114
Assessment Level:	3
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year):	65.15
Primary energy use (kWh/m <sup>2</sup> per year):	385.38

### Benchmarks

Buildings similar to this one could have ratings as follows:

35	If newly built
103	If typical of the existing stock

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