

**fisher  
german**

# Unit 7, The Old Ford

Rushey Ford Business Park, West End Road  
Kempston, Bedfordshire, MK43 8RU

Leasehold  
Office / General Retail

549 Sq.ft (51 Sq.m)



**To Let | £10,200 PA**





## Amenities



Business Rates



Car Parking



Rural Location



EPC



Kitchen



Transport Links

## Unit 7, The Old Ford

549 Sq.ft (51 Sq.m)

### Location

Rushey Ford Business Park is strategically located for excellent transport links which include access to the A421 bypass, linking to both the A1 and M1 and Milton Keynes.

The offices are set within a pleasant rural setting with surrounding fields and great views.

### Description

The property is a terraced, two storey, self-contained commercial building with an open plan area to the ground floor leading to a kitchen and WC space to the rear. The first floor is a galleried space with further open plan accommodation.

The business park has ample parking available and 2 allocated bays with the premises.

The unit is modern, with LED lighting, oil radiator central heating and double-glazed windows.

## Accommodation

The accommodation has been measured on a Net Internal Area basis, the approximate area comprises:

Description	Sq.ft	Sq.m
Unit 7	549	51
Total	549	51

### Locations

A6: 1.5 miles

A421: 3.1 miles

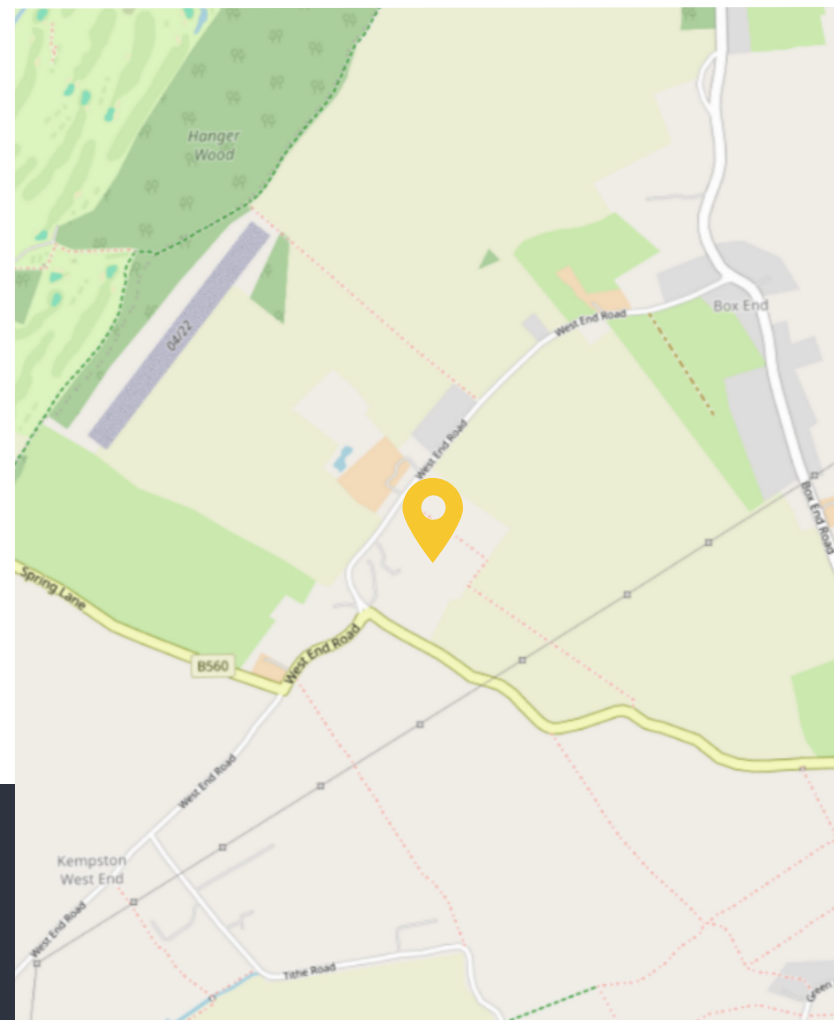
Junction 13 of the M1: 10 miles

### Nearest station

Bedford: 4 miles

### Nearest airport

London Luton: 27 miles



Produced on Land App, Apr 24, 2025.  
© OpenStreetMap contributors

500 m  
Scale 1:15475 (at A4)



## Further information

### Lease Terms

This property is available to let by way of a new lease on terms to be agreed a rent of £10,200 per annum inclusive of service charge.

### Tenure

Leasehold.

### Business Rates

Occupiers will be responsible for paying business rates directly to the local authority.

Rateable Value: £5,600

Rates Payable: £2,794.4

2025/2026 Rates Payable 0.499p in the £.

### Legal Costs

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

### Service Charge

A service charge is payable in respect of the upkeep of the common parts.

### Fixtures & Fittings

Any fixtures and fittings not expressly mentioned within these particulars are excluded from the letting.

### Services

We confirm we have not tested any of the service installations and any occupiers must satisfy themselves as to the state and condition of such items.

### Planning

The current permitted uses of the site fall within use class E of the Town and County planning order updated from the 1<sup>st</sup> September 2020.

### Viewings

Strictly by prior arrangement with the sole agents.

### Anti Money Laundering

The successful tenant will be required to submit information to comply with Anti Money Laundering Regulations.

### VAT

Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax (VAT). Any intending tenant should satisfy themselves independently as to VAT in respect of this transaction.

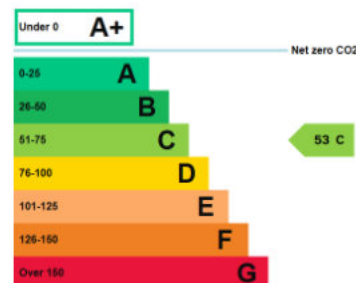
### Location

Address: Unit 7, The Old Ford, Rushey Business Park, West End Road, Kempston, Bedfordshire, MK43 8RU

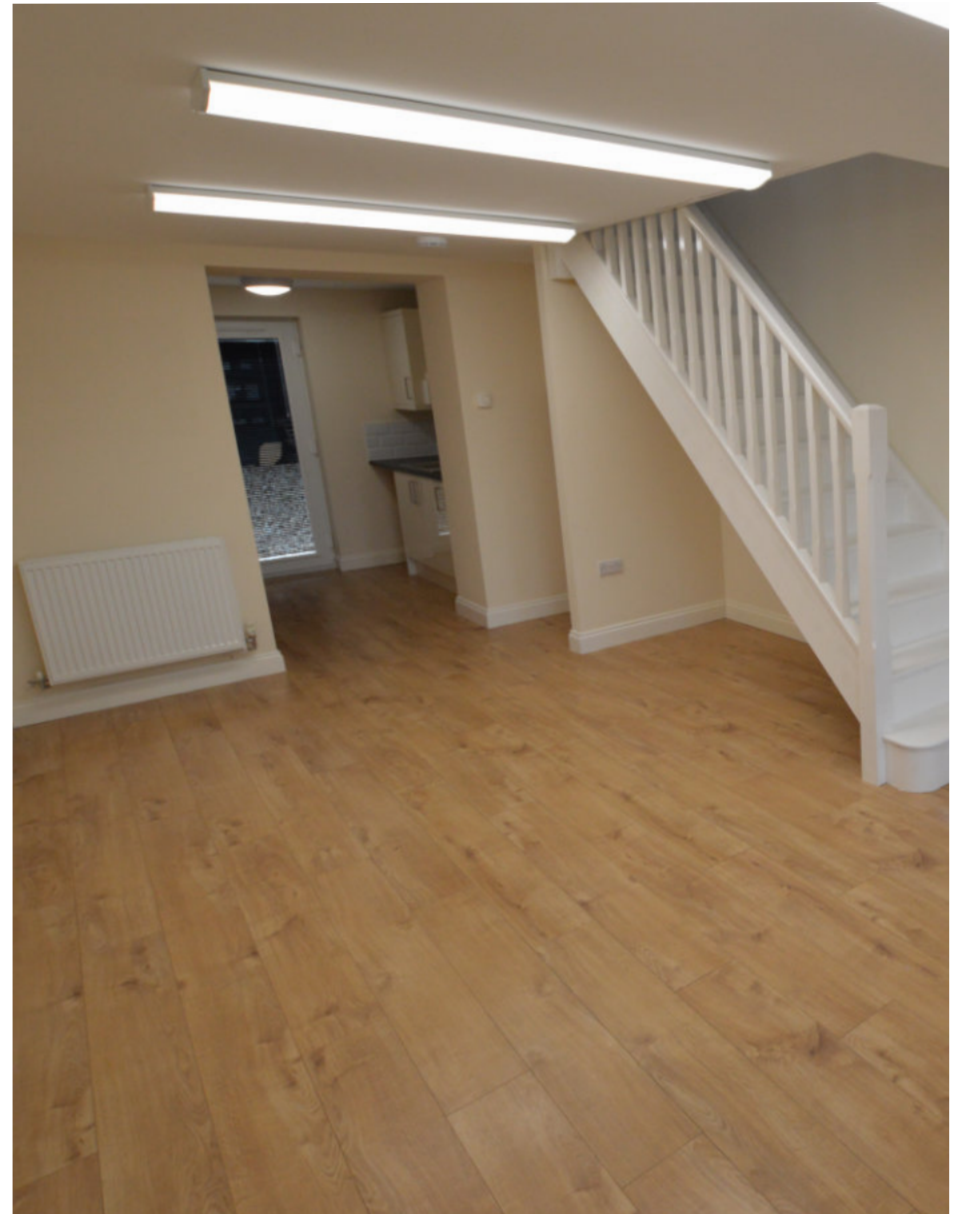
What3words: ///rally.daydreams.play

### EPC

The EPC rating is C 53.







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## Contact us

Viewings by appointment only.

To arrange a viewing, please contact:



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**Particulars dated April 2025. Photographs dated April 2025.**



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