

TO LET



S1D West One Bromham Road Bedford MK40 2FG

685 SqFt (63.63 SqM)

£6,500 Per Annum Exclusive

**Second Floor Air Conditioned
Office Suite**

- Air Conditioning
- Suspended Ceilings With LG3 & Category II Lighting
- Perimeter Trunking
- Passenger Lift

Location

West One is situated on Bromham Road the A4280 which provides the main east west link through Bedford from the A1 to Northampton and roads leading to the M1 and A421.

Description

The suite is located on the second floor and the building is located on the corner of Bromham Road (A4280) and Dyneyor Road a short distance from Bedford railway station and town centre.

Terms

The premises are to be let on a full repairing and insuring lease for a term to be agreed at a rental of £6,500 per annum exclusive.

VAT

Intending occupiers should satisfy themselves as to the incidence or otherwise of VAT on this transaction.

Business Rates

Rateable Value – £6,300.

Interested parties are advised to contact the relevant Local Authority.

Service Charge

The landlord collects an estate service charge for the provision maintenance and repair of the common areas and facilities.



Accommodation

High quality office suite offering open plan offices and allocated parking.

The property has been measured in accordance with the RICS Property Measurements Standard 2nd Edition.

	Sq. M	Sq. Ft
Accommodation		
Second Floor	65.59	706

Areas quoted are approximate and should not be held as 100% accurate.

EPC

This property's energy rating is B-38.

Viewings

For viewings and further information please contact:

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