

TO LET



Suite E, 18 Grove Place, Bedford, MK40 3JJ

382 Sq. Ft (35.48 Sq. M)

£4,750 per annum exclusive

- Open Plan Office Suite
- Kitchen/Staff Room
- Electric Heaters
- Town Centre Location

Location

Grove Place is one of Bedford's most established office locations especially favoured by professional businesses.

Good access to the A4280, A6 & A421 Bedford Southern Bypass which links to the M1 and A1.

Description

The premises comprise a purpose built air conditioned 3 storey self-contained office building occupying a corner position of a small development of office units.

Terms

The premises are to be let on new effective full repairing and insuring lease for a term to be agreed at a rent of £4,750 per annum exclusive.

VAT

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

Business Rates

Rateable Value – £3,600.

Interested parties are advised to contact the relevant Local Authority.

Accommodation

Open plan second floor office benefitting from ladies and gents WC facilities, kitchenette, Category II lighting, security entry system, suspended ceilings, and air conditioning. There is also 1 allocated parking space.

Low rateable value and potentially exempt via small Business Rates Relief (subject to eligibility and application)

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

Accommodation	Sq. Ft	Sq. M
Second Floor	382	35.48

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

EPC

TBA

Viewings

For viewings and further information please contact:

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