

TO LET

307 Sq Ft (28.52 Sq M)

- Characterful Building
- Modern Decoration
- Flexible Terms



First Floor

15 Grove Place, Bedford, MK40 3JJ

>D KirkbyDiamond

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LOCATION

- Grove Place is located close to Bedford Town Centre and is an area which offers a mixed commercial community of offices, retail and public houses
- The historic market town of Bedford with its attractive riverside frontage is centrally located to London, Oxford, Cambridge and Milton Keynes
- Is located approximately 50 miles north of London, 10 miles east from Junction 13 of the M1 motorway accessed via the A421, and 9 miles west of the A1 via the A428 and A603

 what3words
///boom.divisions.bossy

 Google Maps
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DESCRIPTION

- This is a first floor office suite situated at 15 Grove Place offering a private office space within a building of multi-practice professionals including, wealth advisors and accountants
- The suite itself offers two moderately sizes rooms with modern decoration in a characterful building and benefits from shared WC and kitchenette

TERMS

The premises are available on a new full repairing and insuring lease for a term to be agreed at a rent of £6,500 per annum, all inclusive.

ACCOMMODATION (Net Internal Area*)

Total	28.52 SQ M	307 SQ FT
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*The property has been measured in accordance with the RICS Property Measurements Standard 6th Edition

EPC: E - 101

Business Rates: From enquiries we understand that for the current year the rateable value is xxxxx per annum with rates payable in the order of £xxxxxx per annum. This property may qualify for small business rate relief.

Service Charge: This is a contribution towards the external and common part repair and maintenance. Further information available on request.

CONTACT:

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