

TO LET

578 Sq Ft (53.7 Sq M)

- Currently Used As A Lab
- Suspended Ceilings
- Category II Lighting
- On Site Allocated Car Parking



Unit 9B

Stephenson Court, Priory Business Park, Bedford, MK44 3WJ

 **KirkbyDiamond**

Contact: Joshua Parello or Charlotte Beard

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kirkbydiamond.co.uk



LOCATION

- Located on Priory Business Park
- Situated approx. 3 miles Southeast of Bedford
- Good Access links including A421, Bedford Bypass and A603 Cardington Road
- Direct Link to Junction 13 of the M1 and the A1

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///lights.lease.fixed

Google Maps

Click here



DESCRIPTION

- Modern open plan first floor office suite
- Benefits from suspended ceilings, category II lighting and perimeter trunking
- There is also a shared kitchen and WC in common parts
- Lots of parking available within Priory Business Park along with allocated spaces for Unit 9B

TERMS

The premises are to be let on a full repairing and insuring lease for a term to be agreed, at a rental of £8,500 per annum for the first floor office space

ACCOMMODATION

First Floor	53.7 SQ M	578 SQ FT
Total	53.7 SQ M	578 SQ FT

*The property has been measured in accordance with the RICS Property Measurements Standard 6th Edition

EPC: Band - TBC

Business Rates: Rateable Value - £TBC
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.

This is currently £115 PCM exclusive of VAT.

CONTACT:

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