

# TO LET

1,646 Sq Ft (152.91 Sq M)

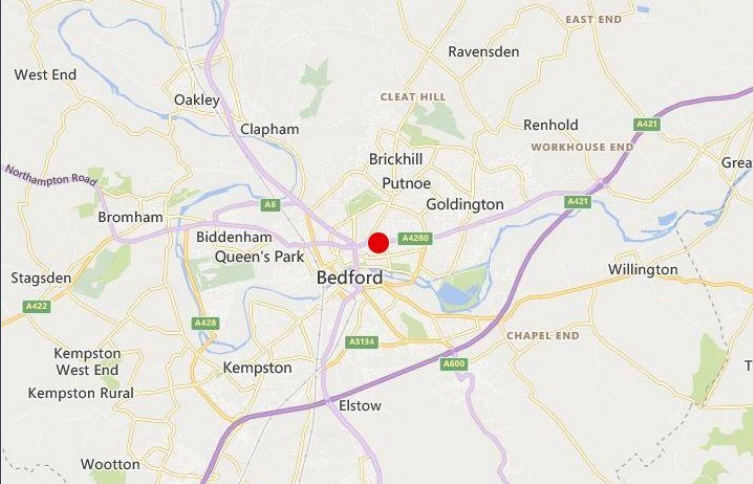
- › To Be Refurbished
- › Allocated Private Parking
- › Gas Central Heating
- › Passenger Lift



## Clifton House

Ground Floor East Wing, 4A Goldington Road, Bedford, MK40 3NF





## LOCATION

- Clifton House is located on the A428 Goldington Road within walking distance of Bedford town centre
- Good access to the A6 & A421 Bedford Southern Bypass which links to the M1 and A1



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## DESCRIPTION

- Purpose built open plan office suite located on the ground floor of an individual office building
- The suite offers open plan accommodation to be refurbished by the landlord to include LED lighting, new carpets and redecoration
- Further benefits include gas central heating, double glazed windows, and suspended ceilings
- There is a private kitchen, ladies & gents wc facilities located within the common areas, and an 8 person passenger lift

## ACCOMMODATION

<b>Total</b>	<b>152.91 SQ M</b>	<b>1,646 SQ FT</b>
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\*The property has been measured in accordance with the RICS Property Measurements Standard 6th Edition

**EPC: C-73**

**Business Rates:** The Rateable Value is £16,500 per annum. For the rates payable, please contact [www.voa.gov.uk](http://www.voa.gov.uk)

## CONTACT:



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