

TO LET

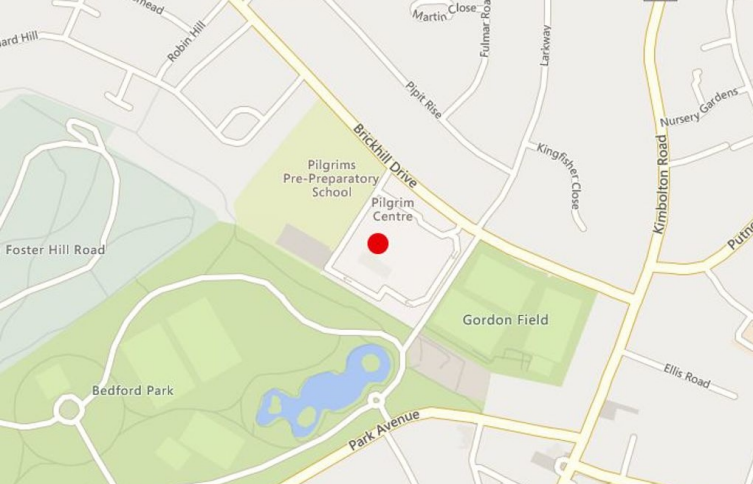
3,528 Sq Ft (327.75 Sq M)

- › Large open plan office with plenty of natural light
- › Several smaller meeting rooms and individual offices
- › Ample allocated parking
- › Dedicated kitchenettes and staff breakout area



Suite D1 Emerald Court

The Pilgrim Centre, Brickhill Drive, Bedford, MK41 7PZ



LOCATION

- The premises are located on the Pilgrim Centre an established office campus situated on Brickhill Drive to the north east of the main town centre
- 1.7 miles from Bedford Town Centre
- 2.1 miles from Bedford Train Station



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DESCRIPTION

- Within the common parts are ladies, gents and disabled toilet facilities and kitchens
- The building has double glazed windows and doors
- The grounds are landscaped and there is a central courtyard area for the use of the tenants
- Allocated on-site tenant parking is provided and there is a large visitor car park

TERMS

The suite is available for £43,000 per annum exclusive, on a Fully Repairing & Insuring lease with new terms to be negotiated.



ACCOMMODATION (Net Internal Area*)

First Floor	327.75 SQ M	3,528 SQ FT
Total	327.75 SQ M	3,528 SQ FT

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

EPC: C - 73

Business Rates: The rateable value is £35,250. For the rates payable please contact us or www.voa.gov.uk

Service Charge: Available upon request There is a contribution towards common part and external repair and maintenance. This is currently £8,472 per annum.

Estate Charge: Available upon request

CONTACT:



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