

TO LET

1,561 Sq Ft (145.02 Sq M)

- Reception Staff
- Facilities On-Site
- Good Access Links
- 5 Parking Spaces Included



Level 1 Units 153/154 Bedford Heights Manton Lane

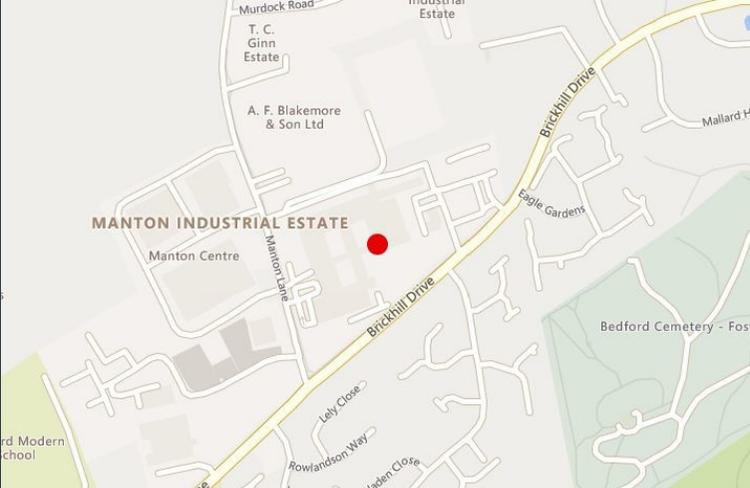
Bedford, MK41 7PH

 **KirkbyDiamond**

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kirkbydiamond.co.uk



LOCATION

- The site is situated half a mile from Bedford Town Centre
- Allows easy access to the M1 and A1
- Approx. 1 mile from Bedford Train Station

 what3words

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 Google Maps

Click here



DESCRIPTION

- Open plan office space
- The property has an on-site centre; café and catering; full time facility management; reception support; lounge area and courtyards
- There is 24 hour access
- Large conference and meeting venues available with full AV facilities

TERMS

Available by way of a new FRI lease for a term to be agreed at a rent of £21,854 per annum exclusive

ACCOMMODATION (Net Internal Area*)

Floor 1	145.02 SQ M	1,561 SQ FT
Total	145.02 SQ M	1,561 SQ FT

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

EPC: C-54

Business Rates: The Rateable Value is £6,000 per annum. For the rates payable, please contact www.voa.gov.uk

Service Charge: There is a contribution towards common parts and external repair and maintenance inclusive of heating and electricity. This is currently £12,909.47 per annum.

Estate Charge: Available upon request

CONTACT:

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