

TO LET

898 Sq Ft (83.42 Sq M)

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



Level 1 Unit 118 Bedford Heights Manton Lane

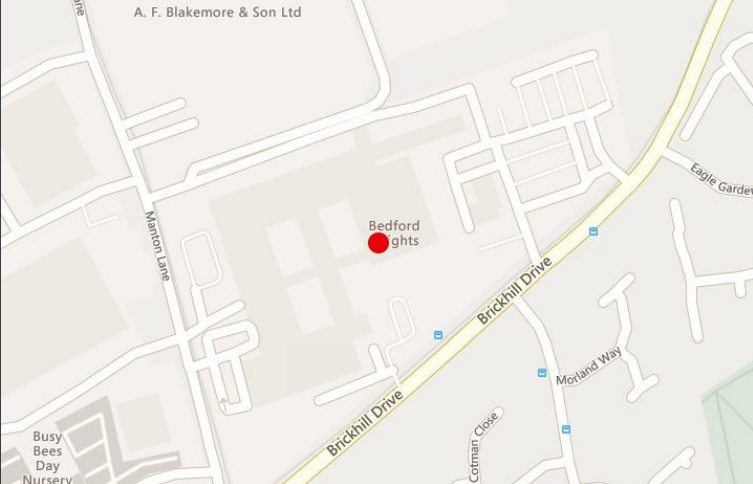
Bedford, MK41 7PH

>D 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 £12,572 per annum exclusive. VAT is payable.

ACCOMMODATION (Net Internal Area*)

| | | |
|--------------|-------------------|------------------|
| Floor 1 | 83.42 SQ M | 898 SQ FT |
| Total | 83.42 SQ M | 898 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 £5,600. For 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 £7,426.46 per annum.

Estate Charge: Available upon request

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