

TO LET

706 Sq Ft (65.59 Sq M)

- Air Conditioning
- Suspended Ceilings With LG3 & Category II Lighting
- Perimeter Trunking
- Passenger Lift



S1B West One

63-67 Bromham Road, Bedford, MK40 2FG

>D KirkbyDiamond

Contact: Enza Marinaro or Charlotte Beard

Tel: 01234 905128

kirkbydiamond.co.uk



LOCATION

- West One is situated on Bromham Road, Bedford
- Within close proximity to the A4280 which provides the main East West link through Bedford from the A1 to Northampton and roads leading to the M1 and A421
- Within walking distance to Bedford Railway Station and Bedford Town Centre

/// what3words

///foil.tries.sorry

 Google Maps

Click here



DESCRIPTION

- The suite is located on the second floor and the building is located on the corner of Bromham Road (A4280) and Dynevor Road a short distance from Bedford railway station and town centre
- High quality office suite offering open plan offices and allocated parking

TERMS

Available by way of a new FRI lease for a term to be agreed at a rent of £8,500 per annum exclusive. VAT is payable.

ACCOMMODATION

Second Floor	65.59 SQ M	706 SQ FT
Total	65.59 SQ M	706 SQ FT

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

EPC: B-39

Business Rates: The Rateable Value is £7,700. For the rates payable, please contact www.voa.gov.uk

Service Charge: Available upon request

CONTACT:

 ENZA MARINARO
enza.marinaro@kirkbydiamond.co.uk

 CHARLOTTE BEARD
07990 048182 charlotte.beard@kirkbydiamond.co.uk

Kirkby Diamond LLP for themselves and for the vendors, whose agents they are, give notice that these particulars are set out as a general guide only and do not constitute any part of any offer or contract. All descriptions, dimensions, reference to condition and the necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but interested parties should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Kirkby Diamond LLP has any authority to make or give representation or warranty whatever in relation to this property. Kirkby Diamond LLP (Registration No OC420194) is authorised and regulated by the Royal Institution of Chartered Surveyors. Kirkby Diamond is a trading name of Kirkby Diamond LLP