

# 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

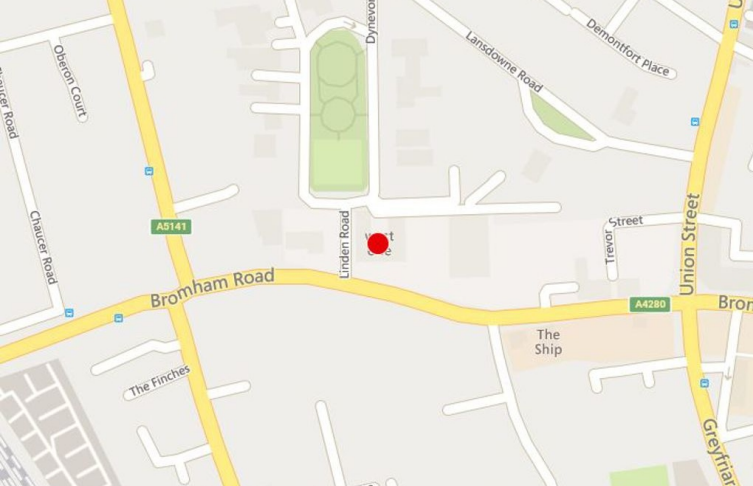
**KirkbyDiamond**

Contact: Enza Marinaro or Charlotte Beard

Tel: 01234 905128

[kirkbydiamond.co.uk](http://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

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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
<b>Total</b>	<b>65.59 SQ M</b>	<b>706 SQ FT</b>

\*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](http://www.voa.gov.uk)

**Service Charge:** Available upon request

## CONTACT:

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