

# TO LET

895 Sq Ft (83.15 Sq M)

- › Open Plan Office
- › Suspended Ceilings
- › Category II Lighting
- › Double Glazed Windows
- › Parking



## Suite F

2nd Floor, 18 Grove Place, Bedford, MK40 3JJ

**KirkbyDiamond**

Contact: Nathan George or Charlotte Beard

Tel: 01234 905128

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





## LOCATION

- Grove Place is one of Bedford's most established office locations especially favoured by professional businesses
- Good access to the A4280, A6 & A421 Bedford Southern Bypass which links to the M1 and A1
- Walkable distance to Bedford High Street

 what3words  
///behind.spoken.couch

 Google Maps  
Click here



## DESCRIPTION

- The premises comprise a purpose built air conditioned 3 storey office building occupying a corner position of a small development of office units
- 2nd floor open plan flexible office space
- Workable kitchen area
- Available immediately

## TERMS

Available by way of a new FRI lease for a term to be agreed at a rent of £12,000 per annum exclusive. VAT is payable.

## ACCOMMODATION

2nd Floor Suite F	83.15 SQ M	895 SQ FT
<b>Total</b>	<b>83.15 SQ M</b>	<b>895 SQ FT</b>

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

EPC: C-65

Service Charge: Available upon request

Estate Charge: Available upon request

## CONTACT:

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