

TO LET

1,272 Sq Ft (118.17 Sq M)

- High quality office accommodation
- Established commercial location
- Allocated on site parking



First Floor Unit 14

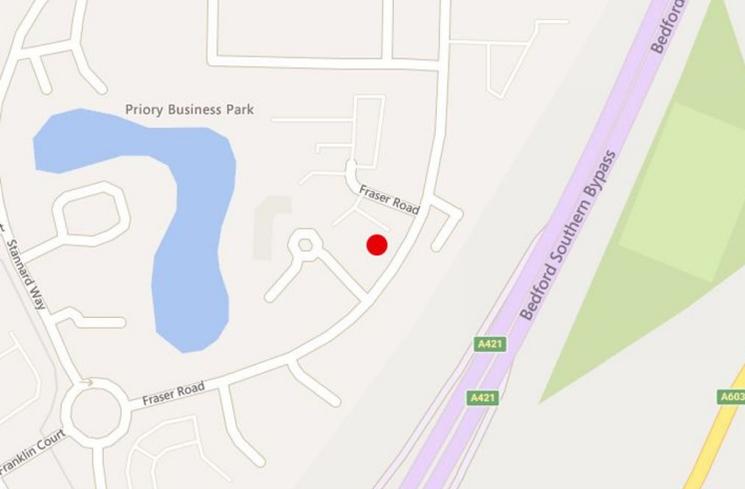
Stephenson Court, Priory Business Park, Bedford, MK44 3WJ

 **KirkbyDiamond**

Contact: Joshua Parello or Charlotte Beard

Tel: 01234 905128

kirkbydiamond.co.uk



LOCATION

- Priory Business Park is situated approximately 3 miles south east of the county town of Bedford at the junction of the A421, Bedford Bypass and A603 Cardington Road
- The Bedford Southern Bypass provides a direct link to junction 13 of the M1 and the A1
- The Mainline Railway Station offers a regular service to London St
- St. Pancras (35 minutes) and the Thameslink System provides frequent services to London and Brighton (via Gatwick)

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 Google Maps

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DESCRIPTION

- Unit 14 Stephenson Court is a high quality two storey self contained office premises situated within the Stephenson Court development.
- The Unit is located at First Floor level and benefits from A/C and electric heating.
- Dedicated kitchenette within the suite.
- Partitioned to provide 3 separate office spaces around an open plan area.

TERMS

Available by way of a new FRI lease for a term to be agreed at a rent of £18,700 per annum . VAT is payable.

ACCOMMODATION (Net Internal Area*)

Total	118.17 SQ M	1,272 SQ FT
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*The property has been measured in accordance with the RICS Property Measurements Standard 6th Edition

Business Rates: The rateable value is £21,000 for the whole building. For the rates payable please contact us or www.voa.gov.uk

Service Charge: There is a contribution towards common part and external repair and maintenance. This is currently £1,312 per annum.

CONTACT:

 **JOSHUA PARELLO**
 07951 613205 joshua.parello@kirkbydiamond.co.uk

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