

# TO LET

473 Sq Ft (43.94 Sq M)

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



## Bedford Heights

Level 2 Units 227/228, Manton Lane, Bedford, MK41 7PH

 **KirkbyDiamond**

Contact: Charlotte Beard or Joshua Parello

Tel: 01234 905128

[kirkbydiamond.co.uk](http://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  
 ///lofts.complains.spaces

 Google Maps  
 Click here



## DESCRIPTION

- Modern & Contemporary Workspace
- 24 Hour Access
- Conference Facilities
- Manned Reception
- Air Conditioning

## TERMS

Available by way of a new FRI lease for a term to be agreed at a rent of £6,622 per annum exclusive. VAT is payable.

## ACCOMMODATION (Net Internal Area\*)

Second Floor	43.94 SQ M	473 SQ FT
<b>Total</b>	<b>43.94 SQ M</b>	<b>473 SQ FT</b>

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

EPC: C-54

**Business Rates:** The Rateable Value is £N/A per annum. For the rates payable, please contact [www.voa.gov.uk](http://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 £1,892 per annum

**Estate Charge:** Available upon request

## CONTACT:

 **CHARLOTTE BEARD**  
 07990 048182 [charlotte.beard@kirkbydiamond.co.uk](mailto:charlotte.beard@kirkbydiamond.co.uk)

 **JOSHUA PARELLO**  
 07951 613205 [joshua.parello@kirkbydiamond.co.uk](mailto:joshua.parello@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