

TO LET

5,184 Sq Ft (481.59 Sq M)

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



Level 2 Unit 216 Bedford Heights

Manton Lane, Bedford, MK41 7PH

 **KirkbyDiamond**

Contact: Charlotte Beard or Joshua Parello

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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
///long.sculpture.speaks

 Google Maps
Click here



DESCRIPTION

- Open plan office space
- The property has an on-site centre; Café and catering; full time facility management; reception support; lounge area and courtyards
- There is 24 hour access
- Large conference and meeting venue available with full AV facilities

TERMS

Available by way of a new FRI lease for a term to be agreed at a rent of £73,346 per annum exclusive. VAT is payable.

ACCOMMODATION (Net Internal Area*)

Second Floor	481.59 SQ M	5,184 SQ FT
Total	481.59 SQ M	5,184 SQ FT

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

EPC: C-54

Business Rates: The Rateable Value is £10,500 per annum. For the rates payable, please contact 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 £43,326.53 per annum

Estate Charge: Available upon request

CONTACT:

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