

# TO LET

517 Sq Ft (48.03 Sq M)

- › Reception Staff
- › Facilities On-Site
- › Good Access Links
- › 1 Parking Space Included



## Level 2 Unit 208 Bedford Heights

Brickhill Drive, Bedford, MK41 7PH

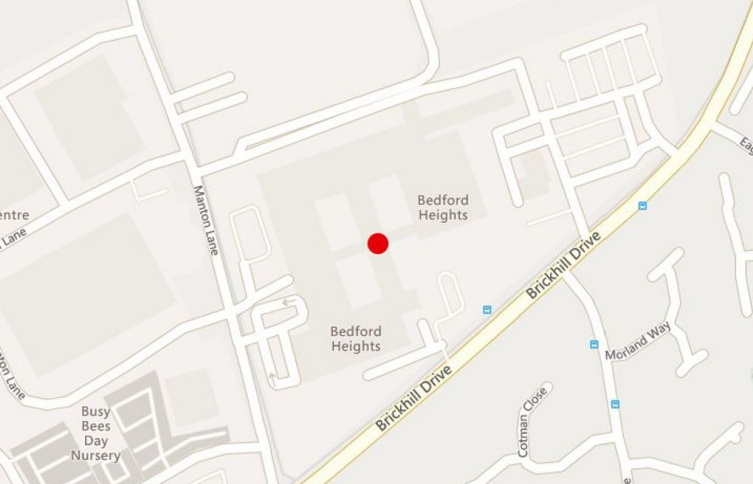
**>D KirkbyDiamond**

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  
///bronze.secure.accent

 Google Maps  
Click here



## DESCRIPTION

- Bedford Heights Business Centre located just outside the town centre, offers modern offices providing a contemporary working environment for companies of all sizes
- Conference services include a selection of meeting rooms that can hold up to 200 delegates and provide modern AV equipment
- The Centre also boasts an excellent range of support facilities including a managed reception, administrative support, 24/7 access and security, allocated secure parking for staff and visitors, courtyard cafe, extensive leisure facilities and on-site hotel

## TERMS

Available by way of a new FRI lease for a term to be agreed at a rent of £7,238 per annum exclusive. VAT is payable.



## ACCOMMODATION

Second Floor	48.03 SQ M	517 SQ FT
<b>Total</b>	<b>48.03 SQ M</b>	<b>517 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 £X. 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 £4,275.59 per annum

**Estate Charge:** Available upon request

## CONTACT:

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