

# TO LET

108 Sq Ft (10.03 Sq M)

- Open Plan Space
- Shared WC & Kitchen Facilities
- Close To Multi Storey Car Park
- Flexible Terms



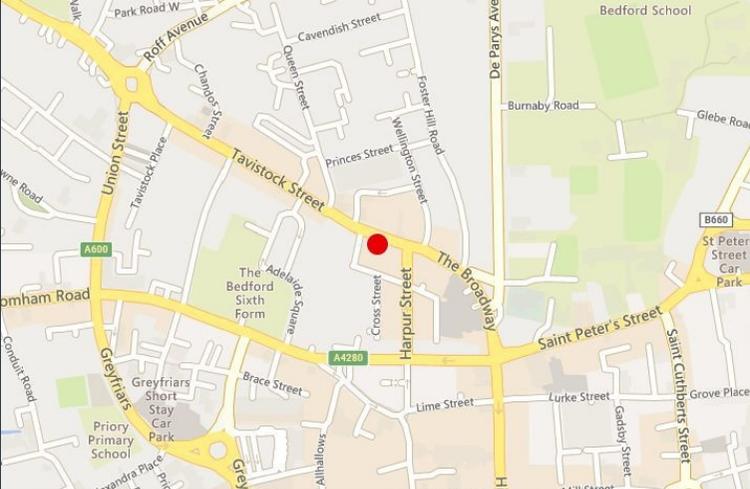
**Room 6 Tavistock Yard**  
58 Tavistock Street, Bedford, MK40 2RD

**KirkbyDiamond**

Contact: Enza Marinaro or Charlotte Beard

Tel: 01234 905128

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



## LOCATION

- The property is located on Tavistock Street, close to Bedford Town Centre
- Good access to the A428 and A6
- Located opposite Queen Street Car Park which currently offers the first 2 hours parking free Monday to Saturday

/// what3words

///blaze.using.galaxy

Google Maps

Click here



## DESCRIPTION

- Exclusive opportunity to occupy a business unit on flexible terms within Tavistock Yard
- The development comprises of 13 separate units
- All business types considered (subject to planning)

## TERMS

Available by way of flexible terms at a rent of £75.00 per week exclusive (£3,625 per annum exclusive). VAT is not presently payable, but may be charged if it becomes compulsory to do so.

The landlord will provide the tenant with a licence to occupy for a minimum period of 3 months with one months notice to vacate thereafter.

## ACCOMMODATION

Room 6	10.03 SQ M	108 SQ FT
<b>Total</b>	<b>10.03 SQ M</b>	<b>108 SQ FT</b>

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

EPC: D - 77

**Service Charge:** This is a contribution in addition to the rent. The tenant will be liable for the payment of service charge of £30.00 per week for the general maintenance of the building, heating, lighting and building insurance. The Service Charge is subject to increase according to the increase of such costs.

## CONTACT:



**ENZA MARINARO**

**07943 852444** [enza.marinaro@kirkbydiamond.co.uk](mailto:enza.marinaro@kirkbydiamond.co.uk)



**CHARLOTTE BEARD**

**07990 048 182** [charlotte.beard@kirkbydiamond.co.uk](mailto:charlotte.beard@kirkbydiamond.co.uk)