

TO LET

301 Sq Ft (27.96 Sq M)

- › First Floor Town Centre
Versatile Office/Retail Space
- › Two Room Suite On All
Inclusive Rent
- › Shared Kitchen Facilities and
WC
- › 1 Parking Space
- › 24 Hour Access



First Floor 15 St Cuthberts Street

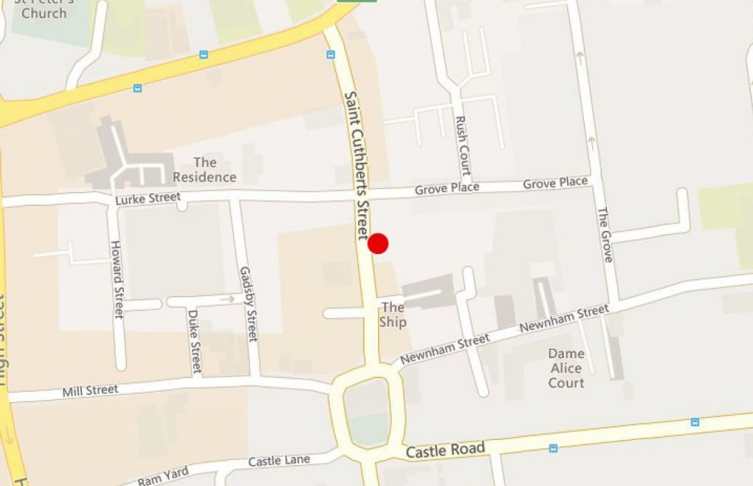
Bedford, MK40 3JG

>D KirkbyDiamond

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kirkbydiamond.co.uk



LOCATION

- St Cuthberts Street is located close to Bedford Town Centre
- The property is situated close to the junction with Grove Place and Lurke Street a short walk from both a multi storey car park & a surface car park
- It has good access to the A4280, A600 and A421 which links to the M1 and A1

/// what3words

///cotton.belts.bikes

Google Maps

Click here



DESCRIPTION

- The accommodation comprises of two first floor rooms previously used by a beauty therapy business.
- There are shared Kitchen and WC facilities opposite this room.
- This office block is within walkable distance to Bedford Town Centre and is within close proximity to local cafes.
- The unit also benefits from one parking space to the rear.

TERMS

Available by way of a new FRI lease for a term to be agreed at a rent of £4,800 per annum exclusive. VAT is payable.

ACCOMMODATION (Net Internal Area*)

First Floor	27.96 SQ M	301 SQ FT
Total	27.96 SQ M	301 SQ FT

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

EPC: D-90

Business Rates: For the rates payable, please contact www.voa.gov.uk

Service Charge: Available upon request

Estate Charge: Available upon request

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