

TO LET

280 - 898 Sq Ft

(26.01 - 83.42 Sq M)

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



Bedford Heights

Manton Lane, Bedford, MK41 7PH

 **KirkbyDiamond**

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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
 ///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 £17 per sq. ft. VAT is payable.

ACCOMMODATION (Net Internal Area*)

| | | |
|--------------|-------------------|------------------|
| Unit 118 | 83.42 SQ M | 898 SQ FT |
| Unit 208 | 48.03 SQ M | 517 SQ FT |
| Unit 227/228 | 43.94 SQ M | 473 SQ FT |
| Unit 401/402 | 65.49 SQ M | 705 SQ FT |
| Unit 406 | 26.01 SQ M | 280 SQ FT |
| Unit 408 | 28.89 SQ M | 311 SQ FT |
| Total | 83.42 SQ M | 898 SQ FT |

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

EPC: C-54

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