

FOR SALE

465 Sq Ft (43.2 Sq M)

- Self Contained Freehold Office
- Located In A Quiet Residential Area
- Double Glazed Windows & Airconditioning
- Suitable For Wide Range of Uses (Subject to Planning)



1A King Edward Road

Bedford, MK41 9SF



LOCATION

- The property is located on King Edward Road in Bedford, just off Goldington Road (A4280) and approximately 1.8 miles to the town centre.
- The location benefits from quick access to the A421 Bedford Bypass approximately 2 miles to the west which links the A1 at the Black Cat Roundabout to the M1 at Junction 13.
- Bedford benefits from a main line train station approximately 2.5 miles to the west as well as bus station in the centre of town.
- The immediate area is primarily residential with no parking restrictions. There are several convenience stores within walking distance and a Tesco super market within 0.5 miles.

 what3words

///souk.many.spin

 Google Maps

[Click here](#)



DESCRIPTION

- A rarely available freehold office comprising four separate rooms plus WC with off road parking for one car
- The building would suit a variety of commercial users and also has potential for conversion to residential (subject to planning).
- Other benefits include recently replaced roof covering, air conditioning that heats and cools, electrics and lighting.
- Kitchen unit with fridge, new water heater and new ceiling heater

TERMS

Available by way of a freehold sale at offers in excess of £125,000 exclusive. We understand VAT is not payable.

ACCOMMODATION

Total	43.2 SQ M	465 SQ FT
--------------	------------------	------------------

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

EPC: B-36

Business Rates: The Rateable Value is £3,800. For the rates payable, please contact www.voa.gov.uk

CONTACT:

 **NATHAN GEORGE**
[07741 261890](tel:07741261890) nathan.george@kirkbydiamond.co.uk

 **JOSHUA PARELLO**
[07951 613205](tel:07951613205) joshua.parello@kirkbydiamond.co.uk