

TO LET

360 Sq Ft (33.44 Sq M)

- › Ground Floor Open Plan Office
- › Kitchenette
- › Air Conditioning
- › Suspended Ceilings
- › Three Compartment Perimeter Trunking



G2 West One

Bromham Road, Bedford, MK40 2FG

Contact: Enza Marinaro or William Fountaine

Tel: 01234 905128

eddisons.com





Location

- West One is situated on the A428 Bromham Road which provides the main east west link through Bedford, also linking up with the A6 and A421. The A421 joins the A1 at the Black Cat Roundabout to the M1 at Junction 13 to the south of the town centre.
- Good access to the A4280, A6 and A421 Bedford Southern Bypass which links to the M1 and A1.
- Within walking distance to Bedford Railway Station, bus station and Bedford Town Centre

 what3words

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 Google Maps

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Description

- Ground floor office suite offering open plan accommodation and access to communal wc facilities.
- Further benefiting from private kitchenette and allocated parking.

Terms

Available by way of a new FRI lease for a term to be agreed at a rent of £5,500 per annum. VAT is payable

Accommodation

Total	33.44 SQ M	360 SQ FT
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*The property has been measured in accordance with the RICS Property Measurements Standard 6th Edition

EPC: TBA

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

Service Charge: Service Charge is applicable

Contact:

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