

# TO LET

2,591 Sq Ft (240.7 Sq M)

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



## Level 2 Unit 229 Bedford Heights Manton Lane

Bedford, MK41 7PH

Contact: Joshua Parello or William Fountaine

Tel: 01234 905128

[eddisons.com](http://eddisons.com)





## 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

[///device.glow.coffee](https://www.what3words.com/device.glow.coffee)

 Google Maps

[Click here](#)

## Description

- Open plan office space
- The property has an on-site centre; Café and catering; full time facility management; reception support; lounge area and courtyards
- There is 24 hour access
- Large conference and meeting venue available with full AV facilities

## Terms

Available by way of a new FRI lease for a term to be agreed at a rent of £36,274 per annum exclusive. VAT is payable.

## Accommodation

Floor 2	240.7 SQ M	2,591 SQ FT
<b>Total</b>	<b>240.7 SQ M</b>	<b>2,591 SQ FT</b>

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

EPC: C-54

**Business Rates:** The Rateable Value is £TBA per annum. For the rates payable, please contact [www.voa.gov.uk](http://www.voa.gov.uk)

**Service Charge:** There is a contribution towards common parts and external repair and maintenance inclusive of heating and electricity. This is currently £21,427.57 per annum

**Estate Charge:** Available upon request

## Contact:

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