

TO LET

736 Sq Ft (68.37 Sq M)

- › Open Plan Office Suite
- › Suspended Ceilings
- › Category II Lighting
- › 3 Allocated Parking Spaces



10A Stephenson Court

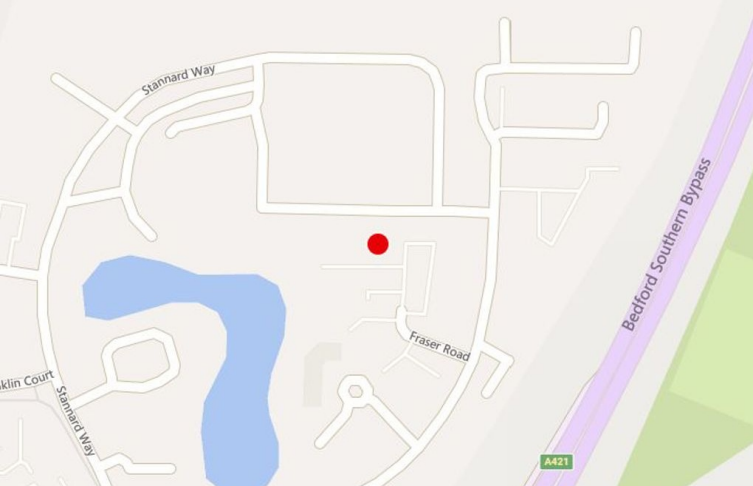
Fraser Road, Priory Business Park, Bedford, MK44 3WH

Contact: Joshua Parello or William Fountaine

Tel: 01234 905128

eddisons.com





Location

- Located on Priory Business Park which is situated approximately 3 miles southeast of the county town of Bedford at the junction of the A421, Bedford Bypass and A603 Cardington Road
- The Bedford Southern Bypass provides a direct link to junction 13 of the M1 and the A1.
- Good Access links including A421, Bedford Bypass and A603 Cardington Road

 what3words

[///sums.join.motion](https://sums.join.motion)

 Google Maps

[Click here](#)

Description

- Ground floor, open plan, office suite.
- Recently redecorated and newly carpeted.
- Modern LED lighting, A/C and electric heating.
- Communal kitchenette and toilet facilities.

Terms

The premises are to be let on a new effective full repairing and insuring lease for a term to be agreed at a rent of £11,000 per annum exclusive.

Accommodation

Total	68.37 SQ M	736 SQ FT
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*The property has been measured in accordance with the RICS Property Measurements Standard 6th Edition

Business Rates: The rateable value is £11,000. For the rates payable please contact us or www.voa.gov.uk

Service Charge: There is a contribution towards common part and external repair and maintenance. This is currently £645 per annum.

Estate Charge: There is a contribution towards shared external repair and maintenance of the estate. This is currently £789.92 per annum.

Contact:

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