

TO LET

114 Sq Ft (10.59 Sq M)

- › Office Suite within Bedford Town Centre
- › All-inclusive Rent
- › 24 Hour Access
- › Kitchen & WC Facilities
- › Communal Waiting Area



First Floor Room 2

66-68 St. Loyes Street, Bedford, MK40 1EZ

Contact: Joshua Parello or William Fountaine
Tel: 01234 905128
eddisons.com





Location

- Located on St Loyes Street close to the pedestrian zone in Bedford Town Centre
- Immediate access to A4280 and quick access to the A6 & A428 Western Bypass M1 and A1
- Bedford Town Centre Location
- 0.7 miles from Bedford Railway Station
- Several Multi-Storey Car Parks within Walking Distance

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Google Maps

[Click here](#)

Description

- Room 2 offers a flexible open-plan office, providing a bright and adaptable workspace for individuals or small team.
- The all-inclusive package covers utilities, shared kitchen and WC facilities, plus professional cleaning twice a week.
- There is the additional benefit of 24/7 secure access and a convenient telephone doorbell system.
- Communal area available for all tenants.

Terms

Available by way of a new FRI lease for a term to be agreed at a rent of £3,500 exclusive. VAT is not payable.

Accommodation

Room 2, First Floor	10.59 SQ M	114 SQ FT
Total	10.59 SQ M	114 SQ FT

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

EPC: E-106

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

Service Charge: N/A

Contact:

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