

TO LET

66 – 1,485 Sq Ft

(6.13 – 137.96 Sq M)

- › Town Centre Location
- › Multiple Suites Available For A Single Occupier
- › WC & Kitchen Facilities
- › Separate Entrance Via The Side
- › Newly Decorated



Bedford Bus Station First Floor Office Allhallows

Bedford, MK40 1LT

Contact: Joshua Parello or William Fountaine

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eddisons.com





Location

- The premises are located within the Bedford Town Bus Station
- Good access to the A4280 & A421 Bedford Southern Bypass which links to the M1 & A1
- Bedford Railway Station is approximately 3 miles

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Google Maps

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Description

- We are pleased to offer a newly refurbished, first-floor office space located in the heart of the town centre
- This versatile property comprises multiple office suites
- The modern decor and strategic location make it an ideal setting for a professional business environment

Terms

The premises are to be let on an effective full repairing and insuring lease for a term with utilities to be included.

- Room 1 £7,164 per annum
- Room 2 £2,862 per annum
- Room 3 £2,592 per annum
- Room 4 £936 per annum
- Room 5 £3,168 per annum
- Room 6 £5,904 per annum
- Room 7 £2,916 per annum
- Room 8 £1,188 per annum

Accommodation

Room 1	36.97 SQ M	398 SQ FT
Room 2	14.77 SQ M	159 SQ FT
Room 3	13.38 SQ M	144 SQ FT
Room 4	4.83 SQ M	52 SQ FT
Room 5	16.35 SQ M	176 SQ FT
Room 6	30.47 SQ M	328 SQ FT
Total	137.96 SQ M	1,485 SQ FT

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

EPC: C-52

Business Rates: Rateable Value – £TBC. Interested parties are advised to contact the relevant Local Authority.

Contact:

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