

TO LET

1,697 Sq Ft (157.65 Sq M)

- › Town centre location
- › Private entrance, kitchen and WC facilities
- › Open plan and suitable for a wide range of uses (subject to planning)
- › Newly refurbished



First Floor Office
Midland Road, Bedford, MK40 1PL

Contact: William Fountaine or Joshua Parelo
Tel: 01908 678 800
eddisons.com





Location

- Midland Road forms part of the main pedestrianised area of Bedford town centre. The property is located directly opposite the main entrance the Harpur Centre (Bedford's main shopping centre)
- Within easy walking distance of Bedford's bus and train stations.
- Several multi storey car parks nearby

 Google Maps

[Click here](#)



Description

- A rarely available town centre commercial unit available to lease on new terms and suitable for use as an office or alternative uses such as training or leisure (subject to planning)
- Comprising entrance lobby with stairs to first floor landing. Mostly open plan with kitchen, make and female WC facilities.
- Large window creating a bright and spacious feel. New suspended ceiling with LED lighting.
- Nearby occupiers include H Samuel, Costa, Santander, Primark, Specsavers, Tesco.

Terms

Available by way of a new FRI lease for a term to be agreed at a rent of £20,000 per annum exclusive.

Accommodation (Gross Internal Area*)

Total	157.65 SQ M	1,697 SQ FT
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*The property has been measured in accordance with the RICS Property Measurements Standard 6th Edition

Service Charge: Available upon request

Contact:

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