

TO LET

1,420 Sq Ft (131.92 Sq M)

- › Open Plan Office
- › Air Conditioning
- › Suspended Ceilings With Category II Lighting
- › 3 Compartment Perimeter Trunking



S3

West One, 63–67 Bromham Road, Bedford, MK40 2FG

Contact: Enza Marinaro or William Fountaine
Tel: 01234 905128
eddisons.com





Location

- The suite is located on the second floor of the rear wing of West One which is located on the corner of Bromham Road and Dynevor Road
- It has immediate access to the A4280, and good access to the A6 and A421 Bedford Southern Bypass which links to the M1 and A1

 what3words

[///water.train.cases](https://www.what3words.com/water.train.cases)

 Google Maps

[Click here](#)



Description

- The suite occupies the entire second floor of the rear wing of West One a high specification office building
- The accommodation is open plan with two further office rooms. Further benefits from air conditioning, suspended ceilings and LG3 and Category 11 lighting, ladies and gents wc facilities and kitchenette.

Terms

Available by way of a new FRI lease for a term to be agreed at a rent of £16,500. VAT is payable.

Accommodation

Total	131.92 SQ M	1,420 SQ FT
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*The property has been measured in accordance with the RICS Property Measurements Standard 6th Edition

EPC: B-38

Business Rates: The rateable value is £20,000. For the rates payable please contact us or www.voa.gov.uk

Service Charge: The landlord collects an estate service charge for the provision maintenance and repair of the common areas and facilities.

Contact:

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