

TO LET

736 Sq Ft (68.37 Sq M)

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

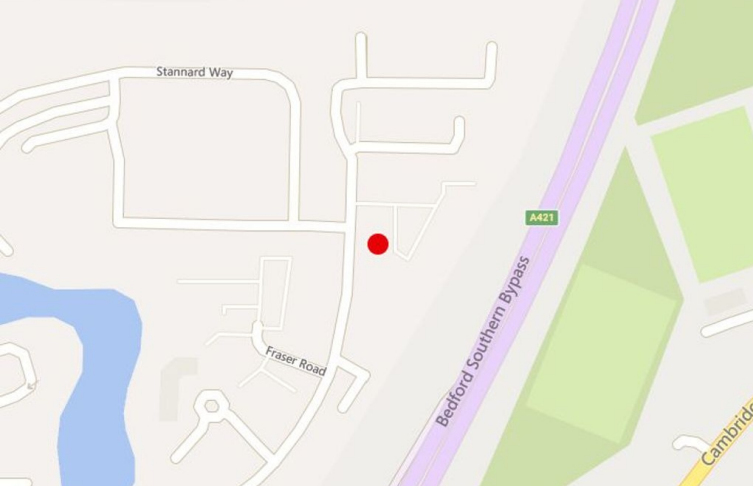


9a Stephenson Court

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

Contact: William Fountaine or Joshua Parello
Tel: 01908 678 800
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



Click here



Description

- Ground floor, open plan, office suite.
- Potential for 1,472 of office space
- 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 (Gross Internal Area*)

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: Available upon request

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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