

TO LET

1,130 Sq Ft (104.98 Sq M)

- › Ground Floor Office Suite
- › Allocated Parking
- › Meeting Rooms / Private Offices
- › Immediate Access To A421
- › Popular Business Park Location

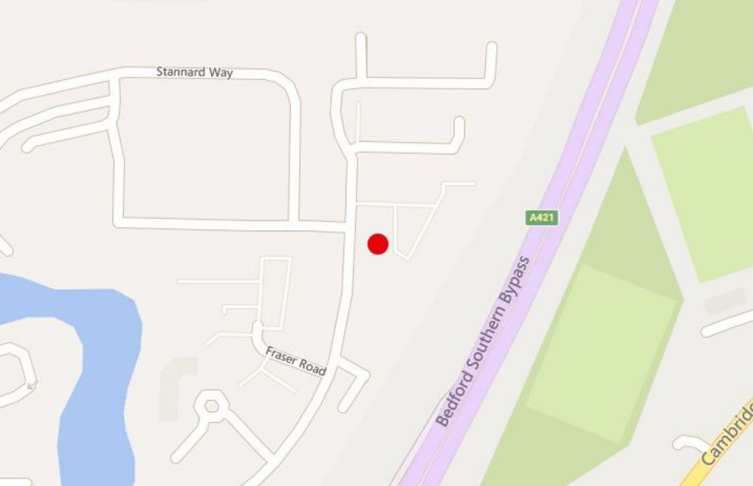


Ground Floor 9 Abbey Court

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

Contact: Nathan George or Joshua Parelo
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eddisons.com





Location

- Abbey Court is a small office development on the popular Priory Business Park to the south of Bedford.
- Located at the junction of the A421 Bedford Bypass and the A603 and providing quick access to the M1 at Junction 13 and the A1 at the Black Cat Roundabout which is currently undergoing significant improvement works to improve connectivity from east to west reducing travel times from Bedford to Cambridge.
- The business park is approximately 3 miles from Bedford town centre and train station and adjoins the Priory Country Park which is a 360 acre green space made up of lakes, meadows and woodland.

 what3words

///club.tens.assure

 Google Maps

[Click here](#)



Description

- The ground floor office suite is self contained and comprises reception area, a main open plan office and two large separate office rooms. The suite has access to shared male and female WCs and a kitchen on the ground floor.
- Other benefits include air conditioning, parking for 4 cars and access to a small storage room.
- Priory Business Park is Bedford's premier corporate and commercial estate, featuring modern offices, high-tech units and sits in a landscaped and lakeside environment.

Terms

Available by way of a new Internal Repairing and Insuring lease for a term to be agreed at a rent of £15,000 per annum exclusive plus VAT.



Accommodation

Total	104.98 SQ M	1,130 SQ FT
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*The property has been measured in accordance with the RICS Property Measurements Standard 8th Edition

EPC: C (57)

Business Rates: The current rateable value is £16,750. For information on the rates payable please access www.voa.gov.uk

Service Charge: The landlord collects a service charge for the provision and maintenance of communal areas and services. For further information contact the agent.

Contact:

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