

TO LET

310 Sq Ft (28.8 Sq M)

- › Ground Floor Open Plan Office Room
- › On Site Parking Space
- › Suspended Ceilings with LED Lights
- › Double Glazed Windows
- › Kitchenette Located Within The Suite

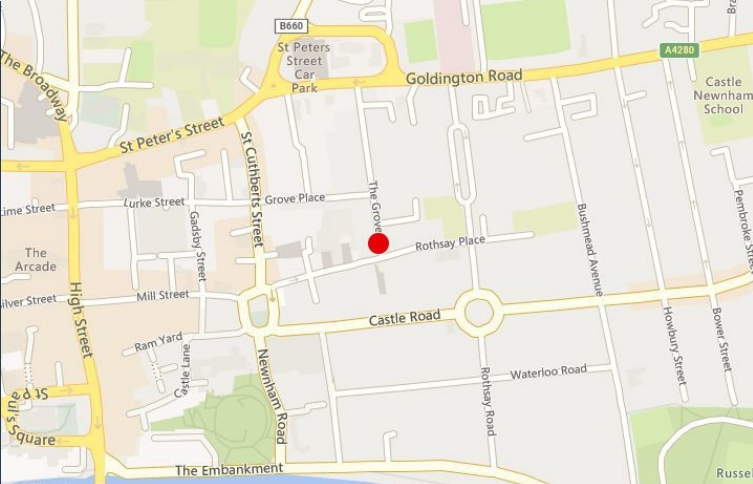


Suite B Ground Floor

22 Grove Place, Bedford, MK40 3JJ

Contact: Joshua Parelo or Charlotte Beard
Tel: 01234 905128
eddisons.com





Location

- Grove Place is one of Bedford's most established office locations especially favored by professional businesses
- Good access to the A4280, A6 & A421 Bedford Southern Bypass which links to the M1 and A1
- Walkable distance to Bedford High Street



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Description

- The premises comprise of one office on the ground floor of a modern purpose built three storey office building close to Bedford town centre
- The unit is open plan and benefits from a kitchenette
- Externally there is a dedicated parking space

Terms

Available by way of a new FRI lease for a term to be agreed at a rent of £5,000. VAT is payable.



Accommodation

Ground Floor	28.8 SQ M	310 SQ FT
Total	28.8 SQ M	310 SQ FT

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

EPC: This property's energy rating is C-51.

Business Rates: The rateable value is £3,350. For the rates payable please contact us or www.voa.gov.uk

Contact:

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