

TO LET

441 Sq Ft (40.97 Sq M)

- 2 office rooms
- WC facility
- Kitchenette
- Off Road Parking



2C Cleveland Street
Kempston, Bedford, MK42 8DN

Contact: Enza Marinaro or Charlotte Beard
Tel: 01234 905128
eddisons.com





Location

- Cleveland Street is located in Kempston just off the Bedford Road, close to Sainsburys, Tesco Express, Subway, KFC and independent retailers
- Conveniently situated in an established area of Kempston, with easy access to local amenities and services
- Excellent road connections – convenient access to Bedford town centre and the wider road network, including the A421 with well-connected by public transport
- Practical business location accessible setting suitable for small businesses, independent professionals and a range of office-based uses

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///hotels.races.retain

Google Maps

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Description

- The premises are conveniently located in Kempston with easy access to local amenities and transport links
- Practical office space, ideal for a small business or independent professional
- Suitable for a range of business uses, subject to any applicable planning or lease restrictions
- Good access to Bedford and surrounding areas, making it convenient for staff and clients
- A cost-effective option for businesses looking for a professional workspace in a well-connected local area

Terms

Available by way of a new FRI lease for a term to be agreed at a rent of £7,000. VAT is payable

Accommodation

Total	40.97 SQ M	441 SQ FT
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*The property has been measured in accordance with the RICS Property Measurements Standard 8th Edition

EPC: D-77

Business Rates: The rateable value is £4,600. For the rates payable please contact us or www.voa.gov.uk

Contact:

ENZA MARINARO

[07943 852444 enza.marinaro@eddisons.com](mailto:enza.marinaro@eddisons.com)

CHARLOTTE BEARD

[07990 048182 charlotte.beard@eddisons.com](mailto:charlotte.beard@eddisons.com)

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