FOR SALE

2,222 Sq Ft (206.42 Sq M)

- Modern Two-Storey Self-Contained Office Investment
- 5-Year Lease Commencing January '26
- Generating £30,000 P/A

5 Abbey Court

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

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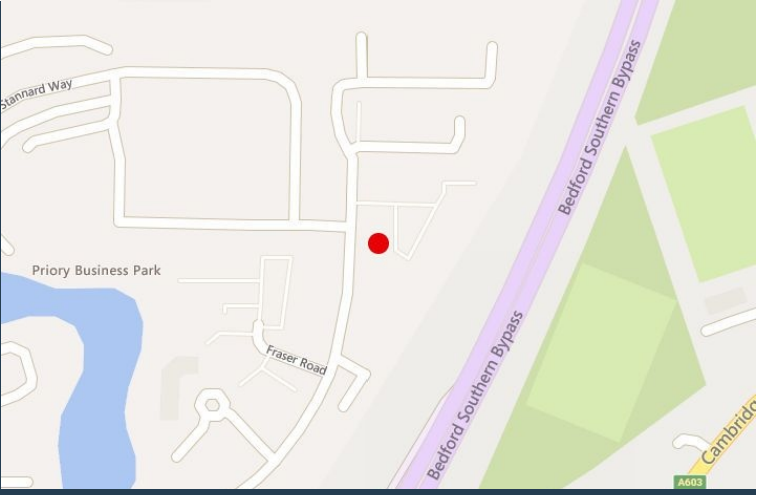
eddisons.com

BTG Eddisons



Location

- Abbey Court is a small development on Priory Business Park
- Located at the junction of the A421 Bedford Bypass and A603
- Offering fast access to the M1 (Junction 13), the A1 Black Cat Roundabout and Sandy
- Convenient links to the A6 and A600
- Approx 3 miles from Bedford town centre and 3.5 miles from the mainline railway station

what3words

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Google Maps

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Description

- The property is let to Yellow Sub Al on a new 5-year lease, commencing 15/01/26, generating an income of £30,000 per annum exclusive.
- The building is of modern construction providing self-contained office accommodation over ground and first floors. The ground floor comprises three individual office rooms and a large meeting room, while the first floor offers an open-plan office space with two smaller offices located just off the main space. There are WC and kitchen facilities to the ground floor and allocated parking to the front and side of the building.

Terms

The premises are held on a 125 year lease from August 2002 and available to purchase at a quoting price of £375,000.

VAT is payable on the purchase price.

Accommodation

Ground Floor	**99.03 SQ M**	**1,066 SQ FT**
First Floor	**107.39 SQ M**	**1,156 SQ FT**
Total	**206.42 SQ M**	**2,222 SQ FT**

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

EPC: B-38

Business Rates: The Rateable Value is £26,500 per annum. For the rates payable, please contact www.voa.gov.uk

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