TO LET

16,661 Sq Ft

(1,547.81 Sq M)



- Substantial Town Centre Property Available To Lease From December 2026
- Versatile Accommodation Over Four Floors and Suitable For Various Uses
- Loading Bay To The Rear
- Located Opposite Bedford Bus Station

7-11 Midland Road

Bedford, MK40 1PL

Contact: Nathan George or Joshua Parello
Tel: **01234 905128**
eddisons.com

BTG Eddisons







Location

- The property is situated within Bedford town centre close to local shops and amenities.
- Situated directly opposite of the entrance to Bedford bus station and within a 10 minute walk of the main line train station.
- Nearby multiples include JD Sports, Boots. HSBC, Tesco and B&M.

what3words

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Google Maps

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Description

- Substantial town centre property available to lease as a whole or in part. Suitable for retail, office or any other use within Class E and also has potential for leisure uses (subject to planning consent).
- Currently configured as retail space to the ground floor with storage / office space across the first and second floors. There is a goods lift and loading bay to the rear with multiple access points.
- The property could be split and letting options include the whole building plus basement. The ground floor only, or upper floors as a whole or individually.

Terms

The rent for the whole building is £180,000 per annum exclusive of VAT. Rent on application for possible splits depending on areas taken. The property will be available to lease on new full repairing and insuring terms. Incentives may be considered depending on covenant strength and lease length.

Accommodation

Ground Floor	**654.94 SQ M**	**7,050 SQ FT**
First Floor	**370.02 SQ M**	**3,983 SQ FT**
Second Floor	**475.93 SQ M**	**5,123 SQ FT**
Basement	**46.91 SQ M**	**505 SQ FT**
Total	**1,547.81 SQ M**	**16,661 SQ FT**

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

EPC: C-51

Business Rates: The rateable value is £98,500. For the rates payable please contact us or www.voa.gov.uk

Contact:

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