TO LET

3,245 Sq Ft (301.46 Sq M)



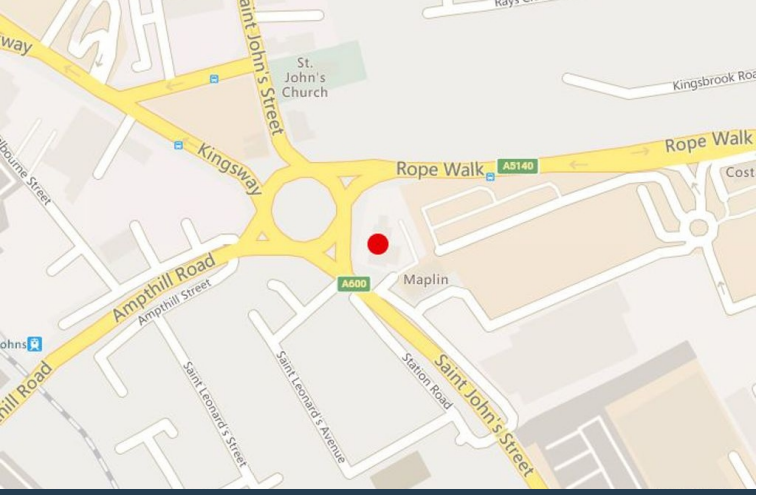
- Convenient ground floor office accommodation within an established commercial building, close to Bedford town centre.
- Suitable for a variety of professional, consultancy and service-based businesses.
- Situated in one of Bedford's landmark buildings.

Howard House

Ground Floor , 40-64 St. Johns Street, Bedford, MK42 0DJ

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

BTG Eddisons







Location

- The premises are prominently situated in close proximity to the town centre, Magnet and adjacent to the St Johns Retail Park at the junction of St Johns Street and Kingsway which forms part of the A6 trunk road through the town
- Good access to the A600, A603, A6 & A421 Bedford Southern Bypass which links to the M1 and A1

what3words
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Google Maps
Click here

Description

- Ground floor office accommodation within an established, multi-occupier commercial building, offering convenient and accessible workspace.
- Prominent position on St John's Street, within easy reach of Bedford town centre, local amenities and public transport connections.
- Ideally suited to a range of professional and commercial occupiers, including consultancy practices, financial and legal services, healthcare providers and other customer-facing businesses.

Terms

Available by way of a new FRI lease for a term to be agreed at a rent of £45,500. VAT is payable

Accommodation (Net Internal Area*)

Total	**301.46 SQ M**	**3,245 SQ FT**

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

EPC: The property has an EPC of C -73

Business Rates: The rateable value is £27,750. For the rates payable please contact us or www.voa.gov.uk

Service Charge: The landlord collects an estate service charge for the provision maintenance and repair of the common areas and facilities.

Contact:

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