TO LET

1,355 Sq Ft (125.88 Sq M)



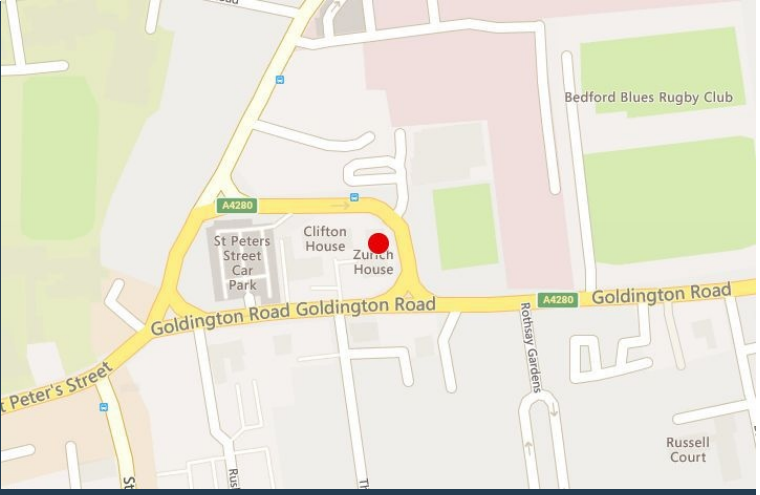
- To be refurbished
- Passenger Lift
- 3 Allocated Parking
- Central Heating

Part Second Floor Clifton House

Goldington Road, Bedford, MK40 3NF

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

BTG Eddisons







Location

- Clifton House is located on the A4280 Goldington Road within walking distance of Bedford town centre
- Good access to the A6 & A421 Bedford Southern Bypass which links to the M1 and A1

Google Maps
Click here

Description

- The suite offers open plan accommodation with a separate meeting room/manager's office
- Further benefits include gas central heating, double glazed windows, LED lighting, carpets, and suspended ceilings and kitchen
- There are also shared ladies & gents wc facilities, and an 8 person passenger lift
- The office will benefit from refurbishment decoration as indicated in the photos.

Terms

The premises are available on a new full repairing and insuring lease for a term to be agreed at a rent of £21,000 per annum exclusive.

Accommodation (Net Internal Area*)

Total	**125.88 SQ M**	**1,355 SQ FT**

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

EPC: C-68

Business Rates: The rateable value is £20,250. For the rates payable please contact us or www.voa.gov.uk

Service Charge: This is a contribution towards the external and common part repair and maintenance. Further information available on request.

Contact:

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