TO LET

983 Sq Ft (91.32 Sq M)

- Seven individual office suites / treatment rooms arranged around a spacious reception area.
- Attractive period features, including traditional sash windows.
- Gas central heating, WC, kitchenette and ancillary storage facilities.

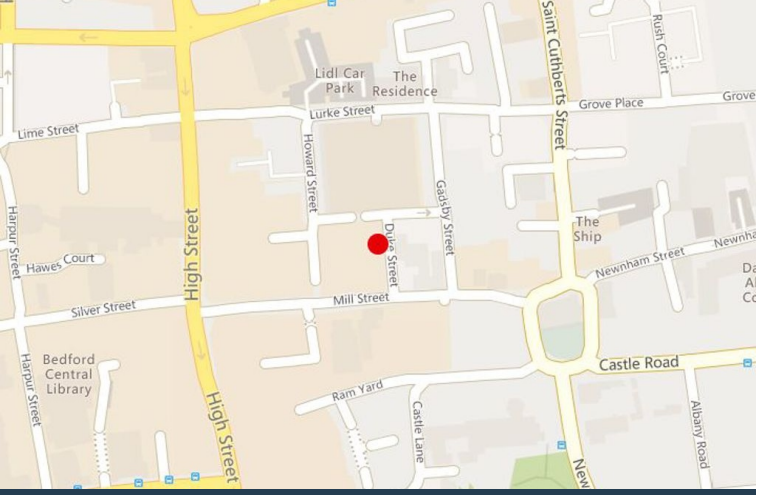


Duke House

2 Duke Street, Bedford, MK40 3HR

Contact: Joshua Parello or Charlotte Beard
Tel: **01234 905128**
eddisons.com

BTG Eddisons







Location

- Situated in a convenient position within Bedford town centre, within easy reach of the town's shops, cafés, restaurants and other amenities
- Bedford railway station and bus station are both within convenient reach, providing access to local and regional destinations, including London
- Located amongst a mix of independent businesses, professional occupiers and complementary commercial uses, providing an attractive business environment.

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Google Maps
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Description

- The property provides seven individual office suites / treatment rooms, offering versatile accommodation suitable for a range of professional, medical or wellbeing occupiers.
- A generously proportioned reception area provides an attractive entrance and welcoming environment for clients and visitors, with WC facilities, kitchenette space and ancillary storage also provided.
- The property retains a traditional aesthetic, featuring attractive sash windows, complemented by the benefit of gas-fired central heating.

Terms

Available by way of a new FRI lease for a term to be agreed at a rent of £19,995. VAT is NOT applicable.

Accommodation (Net Internal Area*)

Ground Floor	**45.34 SQ M**	**488 SQ FT**
First Floor	**45.89 SQ M**	**494 SQ FT**
Total	**91.32 SQ M**	**983 SQ FT**

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

EPC: The property has an EPC of TBC

Business Rates: The rateable value is £11,500. For the rates payable please contact us or www.voa.gov.uk

Contact:

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