

TO LET

1,568 Sq Ft (145.67 Sq M)

- Open Plan & Private Offices
- Meeting Rooms
- Category II Lighting
- Private Car Park



Unit D

Bedford Business Centre, Mile Road, Bedford, MK42 9TW

 **KirkbyDiamond**

Contact: Nathan George or Joshua Parello

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kirkbydiamond.co.uk



LOCATION

- Bedford Business Centre is a modern, landscaped Business Park situated on Mile Road to the south of the town.
- Quick access to the A421 which links the A1 at the Black Cat Roundabout with the M1 at Junction 13.
- Approximately 3 miles from Bedford Town Centre.
- Good access to the A421 Bedford Bypass, A600, A603 and the A6 southbound to Luton.



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DESCRIPTION

- Unit D is a semi detached purpose built office building with accommodation over two floors and parking to the front of the unit.
- Ground floor comprises a combination of open plan and private office rooms with a kitchen.
- The first floor is mostly open plan with two private offices and separate wc facility on the ground and first floor.
- The estate provides for further visitor parking and the buildings are situated towards the entrance of the estate.

TERMS

The premises are to be let on full repairing and insuring terms at a rent of £21,500 per annum exclusive.

ACCOMMODATION

Ground Floor	68.56 SQ M	738 SQ FT
First Floor	77.11 SQ M	830 SQ FT
Total	145.67 SQ M	1,568 SQ FT

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

EPC: C-59

Business Rates: The rateable value is £13,750. To confirm rates payable please access www.voa.gov.uk.

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

CONTACT:

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