

TO LET

1,950 Sq Ft (181.19 Sq M)

- › Large versatile office with plenty of natural light
- › One large meeting room and individual offices
- › Ample allocated parking
- › Dedicated kitchen and staff breakout area



Suite D1B Emerald Court

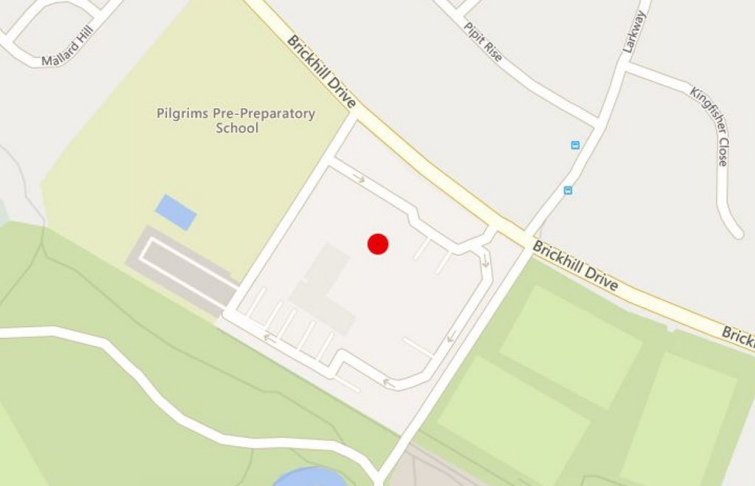
The Pilgrim Centre, Brickhill Drive, Bedford, MK41 7PZ

Contact: Joshua Parello or William Fountaine

Tel: 01234 905128

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Location

- The premises are located on the Pilgrim Centre an established office campus situated on Brickhill Drive to the north east of the main town centre
- 1.7 miles from Bedford Town Centre
- 2.1 miles from Bedford Train Station

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 Google Maps
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Description

- The grounds are landscaped and there is a central courtyard area for the use of the tenants
- The building has double glazed windows and doors
- Within the common parts are ladies, gents and disabled toilet facilities
- Allocated on-site tenant parking is provided and there is a large visitor car park

Terms

The suite is available for £25,000 per annum exclusive, on a Fully Repairing & Insuring lease with new terms to be negotiated.

Accommodation (Net Internal Area*)

DIB – First Floor Office	181.16 SQ M	1,950 SQ FT
Total	181.19 SQ M	1,950 SQ FT

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

EPC: C – 73

Business Rates: Currently being assessed

Service Charge: There is a contribution towards shared external repair and maintenance of the estate. This is currently £5.12 per sq ft.

Contact:

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