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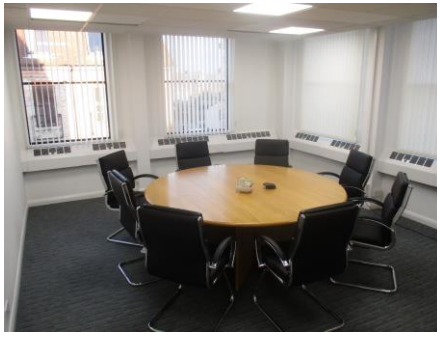
TO LET - An Individually Built Detached Three Storey Office Building – available in its entirety or as individual floors



7,129 SqFt (662.28 SqM)

Equipoise House, 8-12 Grove Place, Bedford, MK40 3LE

Radius Data Exchange EG MOST ACTIVE DEALMAKER WINNERS 2015 - 2019 BEDFORDSHIRE

Radius Data Exchange EG MOST ACTIVE AGENT WINNERS 2013 - 2019 BEDFORDSHIRE

- Bedford Town Centre approx. 0.5 miles
- Good access to the A4280, A6 & A421 Bedford Southern Bypass which links to the M1 and A1
- Bedford Railway Station approx. 1 mile which provides a service into London Kings Cross St Pancras
- Open Plan & Private Offices, Boardroom & Meeting Room, Perimeter Heating, Suspended Ceilings, Category II & LED Lighting, Staff Welfare Facilities
- Private Car Park For 18-22 Cars
- Leasehold £85,000 per annum exclusive

Call 01234 905128 Visit www.kirkbydiamond.co.uk

4a Goldington Road, Bedford MK40 3NF

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Location

- Grove Place is one of Bedford's most established office locations especially favoured by professional businesses
- It is conveniently located a short distance from Bedford town centre and the A4280 which allows quick access to the major road network around Bedford

Description

- Equipoise House is an individually built detached three storey office building located within the professional quarter of Bedford town centre and having for many years been occupied by McIntyre Hudson Accountants.
- The accommodation is located over three floors and provides a range of open plan and cellular office accommodation, together with a large reception and waiting area, meeting rooms and staff welfare facilities.
- The accommodation benefits from perimeter heating, suspended ceilings, Category II and LED lighting and car parking for between 18 and 22 cars.

Specification

- Open Plan & Private Offices
- Boardroom & Meeting Room
- Perimeter Heating
- Suspended Ceilings
- Category II & LED Lighting
- Staff Welfare Facilities
- Reception & Waiting Area
- Private Car Park For 18-22 Cars
- EPC Rating - D (96)

Floor Area (Net Internal Area)

The property has been measured in accordance with the RICS Property Measurement Standards (Second Edition)

Ground Floor:	191.84 SqM	2,065 SqFt
First Floor:	260.49 SqM	2,804 SqFt
Second Floor:	209.95 SqM	2,260 SqFt
Total:	662.28 SqM	7,129 SqFt

Areas quoted are approximate and should not be held as 100% accurate.

Terms

- Leasehold £85,000 per annum exclusive
- Service Charge: Applicable
- VAT: Applicable at the appropriate rate
- The premises are to be let on a new full repairing and insuring lease for a term to be agreed

Business Rates

- Current Rateable Value: £50,000

Interested parties are advised to make their own enquiries.

Viewing

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