



34A Gladstone Street  
Bedford  
MK41 7RR

## Character Office Building

1,579 SqFt (146.74 SqM)

- Open Plan & Private Office Rooms
- Store Room
- Gas Central Heating
- Private Parking

## Location

Gladstone Street is located within walking distance of the town centre and Bedford train station adjacent to Bedford Park and Robinson Pool.

## Description

A unique and secluded character office building with versatile accommodation and parking.

## Terms

The property is for sale freehold at the quoting price of offers in excess of £300,000 exclusive.

## VAT

Intending occupiers should satisfy themselves as to the incidence or otherwise of VAT on this transaction

## Business Rates

Rateable Value - £8,200

Interested parties are advised to contact the relevant Local Authority

## EPC

Energy Rating D 79

## DISCLAIMER

Kirkby Diamond LLP for themselves and for the vendors, whose agents they are, give notice that these particulars are set out as a general guide only and do not constitute any part of any offer or contract. All descriptions, dimensions, reference to condition and the necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but interested parties should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Kirkby Diamond LLP has any authority to make or give any representation or warranty whatever in relation to this property. Kirkby Diamond LLP (Registration No OC420194) is authorised and regulated by the Royal Institution of Chartered Surveyors. Kirkby Diamond is a trading name of Kirkby Diamond LLP

## Accommodation

The property provides a combination of open plan and private office rooms, a storage room, kitchen & WC (with shower) set on a private courtyard.

Externally there is an open car/park/store accessed via the courtyard.

Viewing is highly recommended to appreciate the property and its potential.

## Floor Area (NIA)

The property has been measured in accordance with the RICS Property Measurements Standard 2nd Edition

Accommodation	Sq. Ft	Sq. M
Ground Floor	550	51.12
First Floor	721	67
Open Sided Storage Area	308	28.62
Total	1,579	146.74

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

## Viewings

For further details please contact;

### Chandan Teji

01234 905132

[Chandan.teji@kirkbydiamond.co.uk](mailto:Chandan.teji@kirkbydiamond.co.uk)

### Nathan George

01234 905134

[Nathan.george@kirkbydiamond.co.uk](mailto:Nathan.george@kirkbydiamond.co.uk)

