

**TO LET**



**Ground Floor 14 Stephenson Court, Fraser Road, Priory Business Park, Bedford MK44 3WJ**

**1000 SqFt (92.90 SqM)**

**£15,900 Per Annum Exclusive**

**Modern Purpose Built Ground Floor Office Suite**

- Open Plan Office Suite
- Suspended Ceilings
- Category II Lighting
- On Site Allocated Car Parking

## Location

Located on Priory Business Park which is situated approximately 3 miles south east of the county town of Bedford at the junction of the A421, Bedford Bypass and A603 Cardington Road.

## Road Links

The Bedford Southern Bypass provides a direct link to junction 13 of the M1 and the A1.

## Description

A modern open plan ground floor office suite with two separates offices within.

## Terms

The premises are to be let on a full repairing and insuring lease for a term to be agreed, at a rental of £15,900 per annum exclusive

## VAT

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

## Business Rates

Rateable Value – to be reassessed.

Interested parties are advised to contact the relevant Local Authority.



## Accommodation

Ground floor open plan office benefitting from suspended ceilings, Category II lighting, perimeter trunking and a shared fitted kitchen in the common parts, together with ladies & gents WC's.

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

Accommodation	Sq. M	Sq. Ft
Ground Floor	92.90	1000
<b>Total</b>	<b>92.90</b>	<b>1000</b>

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

## EPC

TBC

## Viewings

For viewings and further information please contact:

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