

TO LET



**S1A 2<sup>nd</sup> Floor West One 63-67 Bromham Road Bedford  
MK40 2FG**

**647 SqFt (60.12 SqM)**

**£6,500 Per Annum Exclusive**

**Open Plan Office  
Suite**

- Air Conditioning
- Suspended Ceilings With LG3 & Category II Lighting
- Perimeter Trunking
- Passenger Lift

## Location

West One is situated on Bromham Road the A4280 which provides the main east west link through Bedford from the A1 to Northampton and roads leading to the M1 and A421.

## Description

High quality office suite offering open plan offices located on the 2<sup>nd</sup> floor of building with allocated parking.

## Terms

The premises are to be let on a full repairing and insuring lease for a term to be agreed, at a rental of £6,500 per annum exclusive.

## Service Charge

The landlord collects an estate service charge for the provision maintenance and repair of the common areas and facilities.

## VAT

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

## Business Rates

Rateable Value – £6,900.

Interested parties are advised to contact the relevant Local Authority.



## Accommodation

The accommodation is open plan and benefits from air conditioning, suspended ceilings with LG3 and Category II lighting, ladies and gents WC facilities and kitchenette. A passenger lift and disabled WC are located on the common parts.

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

Accommodation	Sq. M	Sq. Ft
2 <sup>nd</sup> Floor Office Suite S1A	60.12	647
<b>Total</b>	<b>60.12</b>	<b>647</b>

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

## EPC

This property's energy rating is B-38.

## Viewings

For viewings and further information please contact:

### Chandan Teji

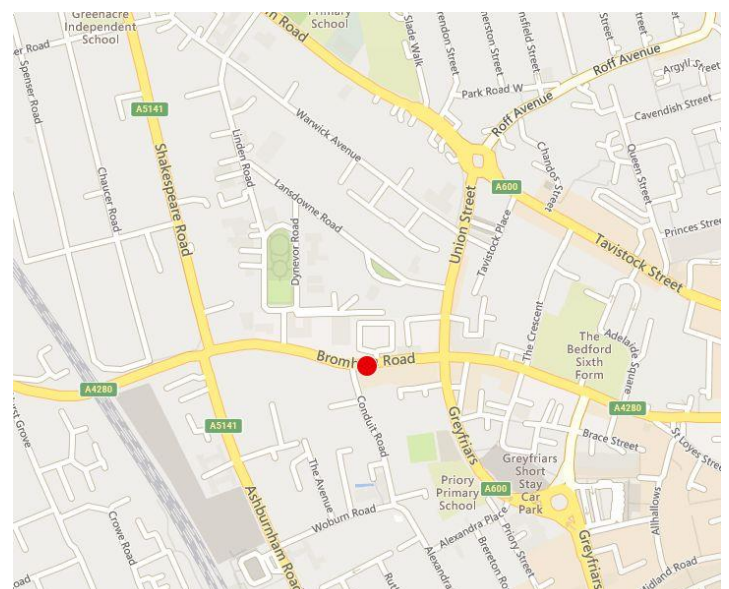
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