

TO LET



Unit 1 Ground Floor, 106A Bedford Road Wootton Bedford MK43 9JB

830 SqFt (77.14 SqM)

£7,000 Per Annum Exclusive

- Open Plan Office Space
- WC & Kitchen Facilities
- Parking Available

Location

The premises are located on an established commercial estate providing a range of small offices and light workshops/storage units, on Bedford Road, Wootton.

Description

A ground floor office with separate rooms, toilet and kitchen facilities located within a small commercial estate in the north west Bedfordshire village of Wootton.

Terms

The premises are to be let on an effective full repairing and insuring lease for a term to be agreed at a rental of £7,000 per annum exclusive.

VAT

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

Service Charge

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

Business Rates

Rateable Value – £6,700

Interested parties are advised to contact the relevant Local Authority.

Accommodation

Open plan office space located on the ground floor, with WC and kitchen facilities. Parking available.

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

Accommodation	Sq. M	Sq. Ft
Ground Floor	77.14	830
Total	77.14	830

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

EPC

This property's energy rating is D- 76.

Viewings

For viewings and further information please contact:

Chandan Teji

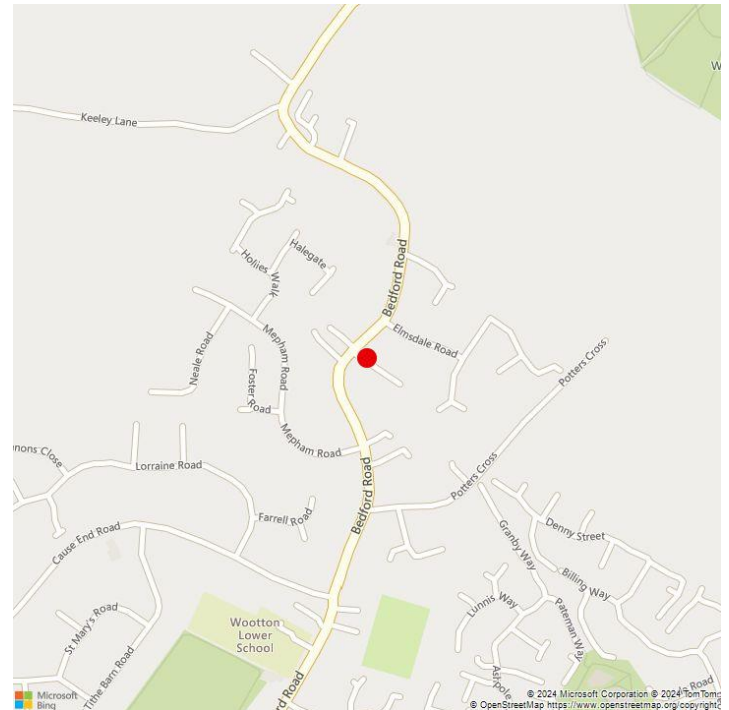
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