

Priory Court

Stannard Way | Priory Business Park | Bedford | MK44 3SG

Headquarters style two storey office building on a self contained site
15,267 sq ft (1,418.3 sq m)

TO LET

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78 space private car park

Barrier entrance

Full height glazed entrance



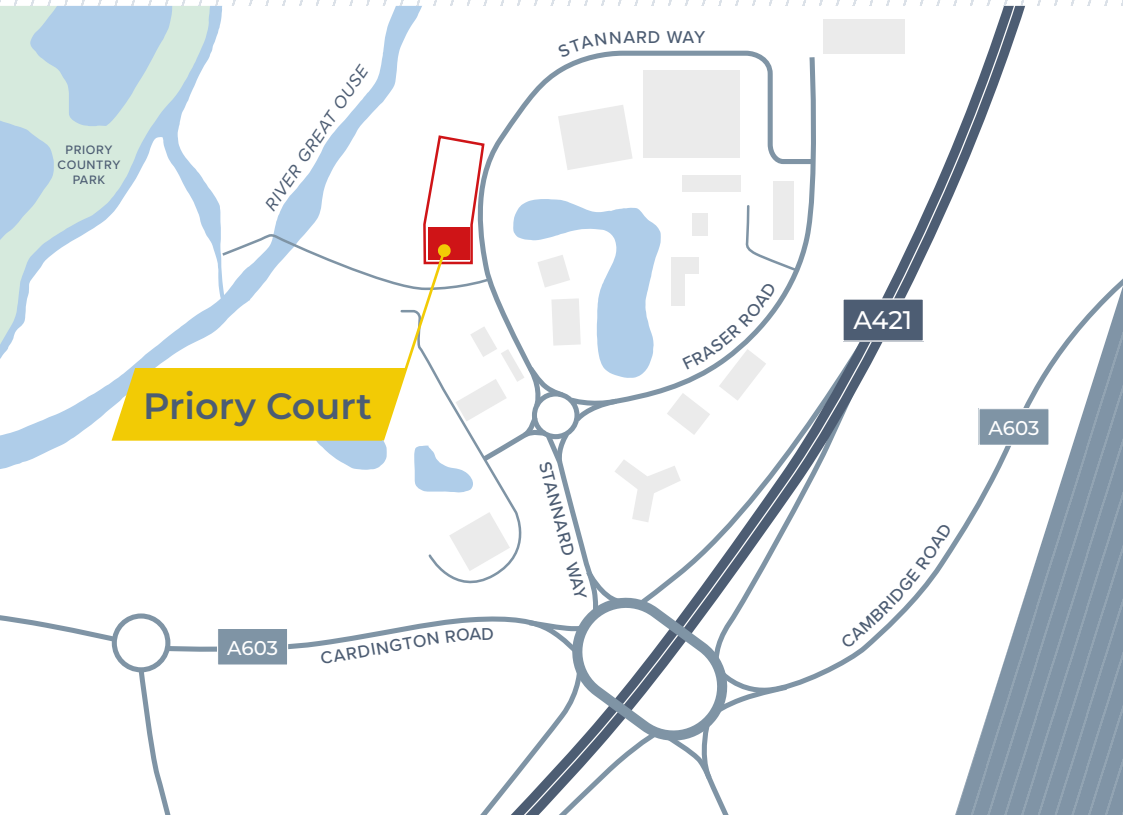
Location

Priory Court is prominently located on Stannard Way which forms part of Priory Business Park, which has access to Priory Country Park and River Great Ouse.

Priory Business Park is located at junction of the A421 Bedford Bypass and the A603. The A421 provides fast access to the M1 at Junction 13 as well as the A1 at the Black Cat Roundabout and the A603 links to the A1 at Sandy. The estate also benefits from quick access to the A6 and A600 roads.

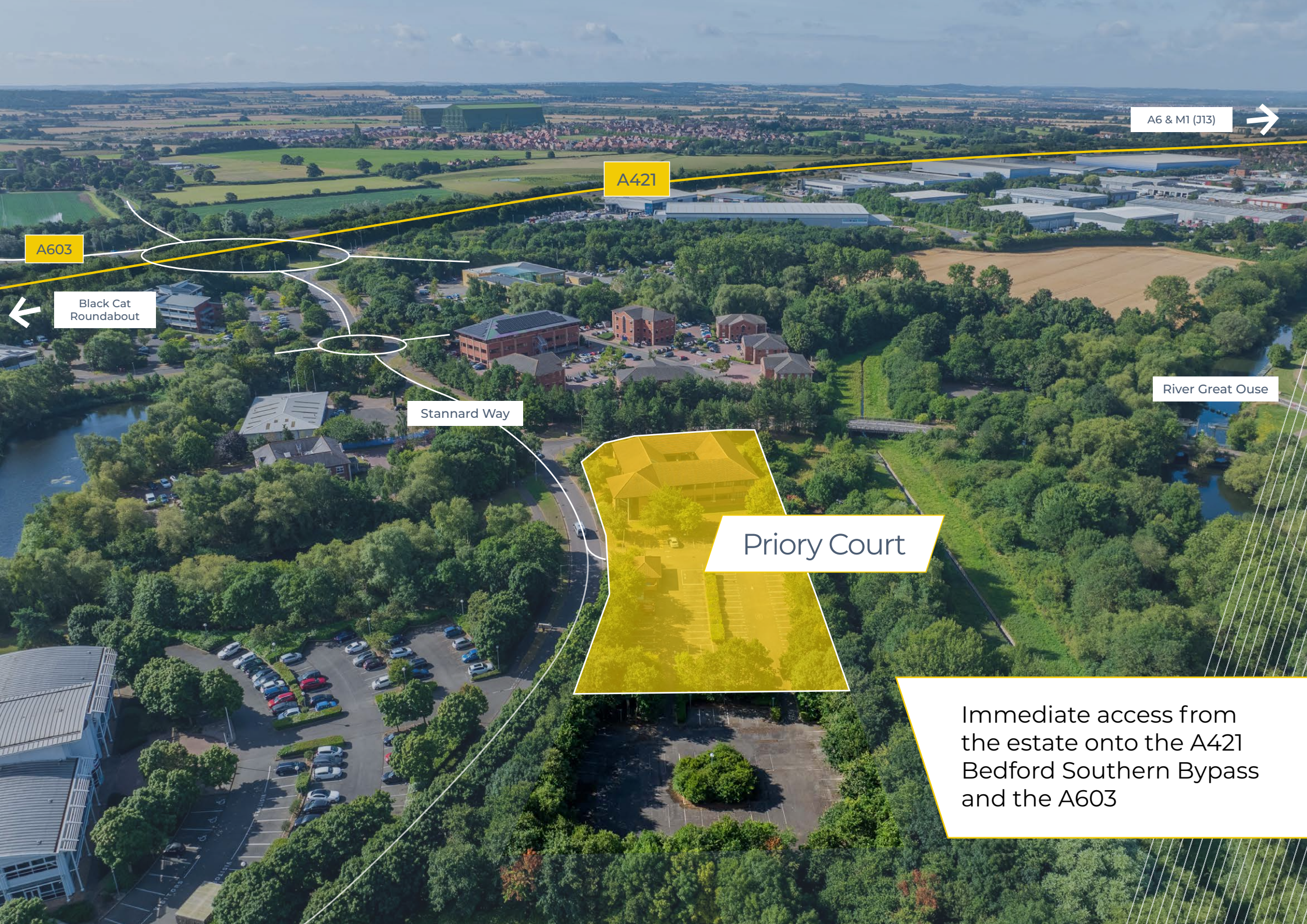
The premises are also located approximately 3 miles from Bedford town centre and approximately 3.5 miles from the mainline railway station.

SAT NAV: MK44 3SG



Travel distances

A1 Black Cat Roundabout	7.2 miles
A1 Sandy	5.8 miles
M1 Junction 13	13.7 miles
Luton Airport	23 miles
Milton Keynes	21 miles
Cambridge	31 miles



A6 & M1 (J13) →

A421

A603



Black Cat Roundabout

Stannard Way

River Great Ouse



Priory Court

Immediate access from the estate onto the A421 Bedford Southern Bypass and the A603

Description

Priory Court is an individually designed and built two storey office facility situated on a self-contained site of approximately 1.4 acres with a private 78 space car park with barriers at the entrance giving a low ratio of 1 space per 195 sq ft. The whole site is landscaped with a range of mature trees, shrubs and lawns.

The building is of a traditional brick and glazed elevations construction beneath a pitched tiled roof in a quadrangle which maximises natural light.

Entry is gained via a glazed foyer, with security doors, where there is an 8 person passenger lift. From here two doors provide access into the main ground floor office accommodation and a staircase leads to the first floor.

The accommodation is of an open plan design with partitioning used to create

a range of offices, meeting rooms, staff facilities and an IT suite.

The accommodation is air conditioned throughout and has suspended ceilings with newly installed LED lighting. Fitted carpets are provided throughout the office areas.

The office areas have raised floors, and perimeter trunking for power, voice and data ports with Category 5 cabling.

Within the car park is a detached, single storey, storage / garage facility and a gated bin storage area.

Priory Court occupies a prominent location on the estate and enjoys fast access to the main road network around Bedford.



Specification

- ▶ Open plan design
- ▶ Aluminium framed double-glazed windows and doors
- ▶ Fully air conditioned
- ▶ New LED lighting
- ▶ 8 person passenger lift
- ▶ Additional storage is provided within a detached single storey building in the car park
- ▶ Gated bin storage area
- ▶ Demountable partitioning used to create a range of private offices/meeting rooms
- ▶ Large IT/server room
- ▶ Ladies & gents toilet facilities provided over both floors
- ▶ Potential for an additional 64 parking spaces by separate negotiation





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ACCOMMODATION

Floor	sq m	sq ft
Ground Floor	712.5	7,669
First Floor	705.8	7,598
TOTAL	1,418.3	15,267
Storage Building	43.2	465

BUSINESS RATES

The building currently has split assessments.

£158,000 and £39,500.

SERVICE CHARGE

Bedford Borough Council, as freeholders of Priory Business Park, collect a service charge for the provision maintenance and repair of common areas of the estate.

EPC

Existing D87, new EPC in hand.

TERMS

The premises are to be let on a new full repairing and insuring lease for a term to be agreed at a rent of £226,000 per annum exclusive.

VAT

VAT is payable.



VIEWING

Strictly by appointment via the joint sole agents:

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