

## TO LET- Airconditioned Self-Contained Office Suite with Allocated Off Road Parking



**2<sup>nd</sup> Floor 66 - 68 St Loyes, Bedford, MK40 1EZ**

**387 SqFt (35.95 SqM)**

**£8,500 Per Annum Exclusive**

- Self-contained Suite of Offices
- Town Centre Location
- Kitchen and Bathroom
- Independent Entrance
- Three Parking Spaces Included

## Location

Located on St Lyses Street close to the pedestrian zone in Bedford town centre. Immediate access to A4280 and quick access to the A6 & A428 Western Bypass, M1 (J13 & J14) and A1. Bedford railway station 0.7 miles.

## Description

An opportunity to lease a self-contained suite of two large offices with open plan reception, own kitchen and bathroom and three dedicated tandem parking spaces. The offices are fully double glazed and have the advantage of hot/cold air conditioning installed.

## Terms

The premises are to be let on a full repairing and insuring lease, for a term to be agreed, at £8,500 per annum exclusive.

## VAT

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

## Business Rates

Rateable Value – £TBC

Interested parties are advised to contact the relevant Local Authority

## EPC

This property's current energy rating is 106- E.

## Accommodation

The property comprises of WC & a separate kitchen facilities with its own separate entrance to the rear. The office rooms have double glazed windows & central heating and 3 parking spaces available.

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 Room 1	15.73	170
2 <sup>nd</sup> Floor Room 2	20.15	217
<b>Total</b>	<b>35.88</b>	<b>387</b>

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

## Viewings

For viewings and further information please contact:

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### Chandan Teji

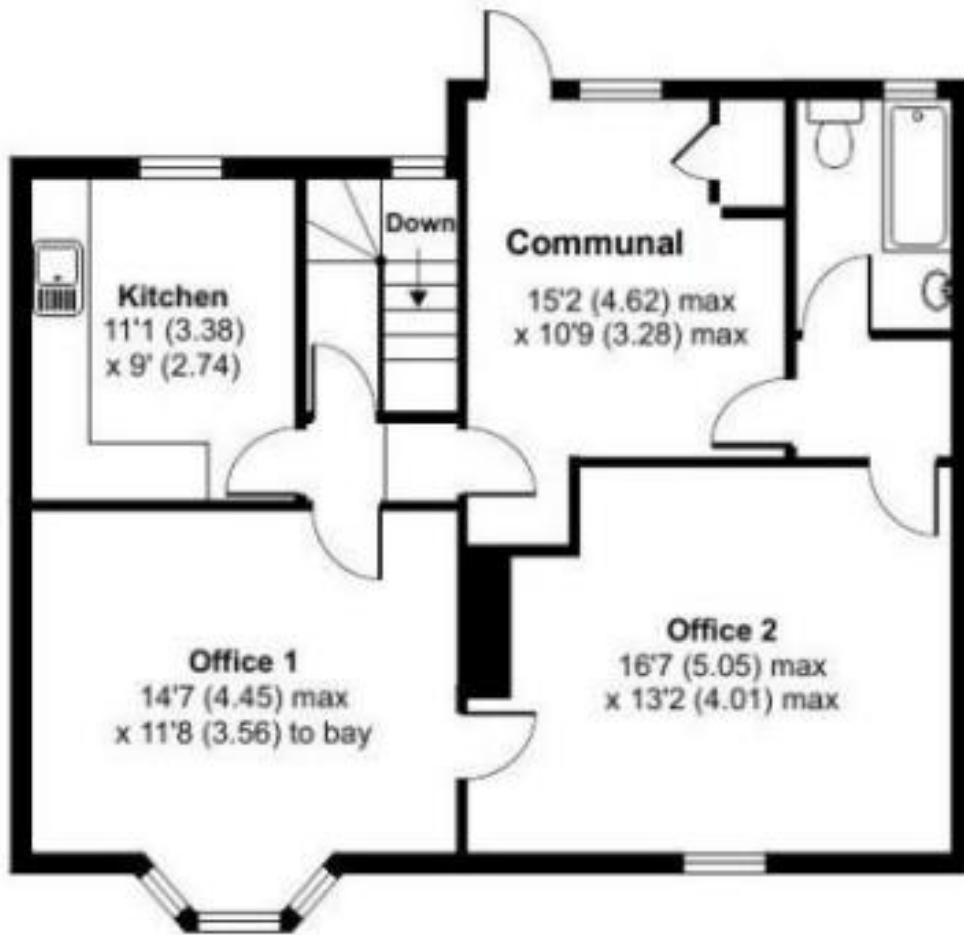
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