

TO LET



## Ground Floor Suite B, 22 Grove Place, Bedford, MK40 3JJ

310 SqFt (28.84 SqM)

£5,000 Per Annum Exclusive

- Ground Floor Open Plan Office Room
- On Site Parking Space
- Suspended Ceilings with LED Lights
- Double Glazed Windows
- Kitchenette Located Within The Suite

## Location

The premises are located on Grove Place which is conveniently situated near the Town Centre and main road network.

## Description

The premises comprise of one office on the ground floor of a modern purpose built three storey office building close to Bedford town centre.

## 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 £5,000 per annum exclusive. Suite B is available immediately.

## VAT

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

## Business Rates

Rateable Value – £3,050

Interested parties are advised to contact the relevant Local Authority.

## Accommodation

The premises comprise of one open plan office room located on the ground floor.

The room offers suspended ceilings with LED lighting, double glazed windows, and parking located within a private car park to the rear.

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

Accommodation	Sq. M	Sq. Ft
Ground Floor	28.84	310
<b>Total</b>	<b>28.84</b>	<b>310</b>

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

## EPC

This property's energy rating is C-51.

## Viewings

For viewings and further information please contact:

### Chandan Teji

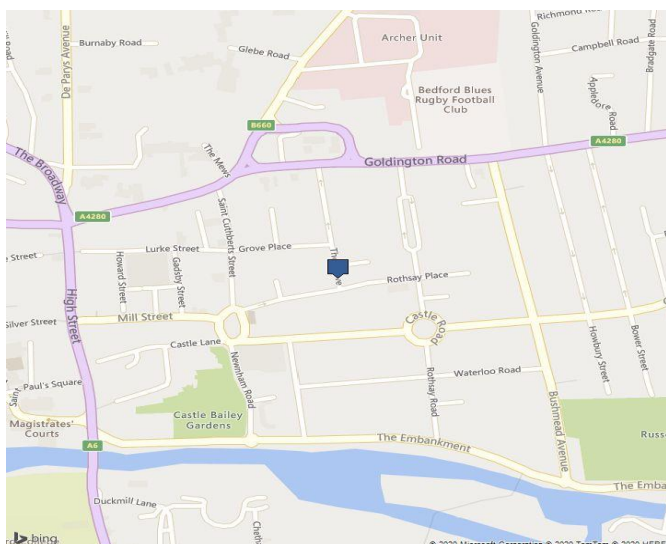
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