

TO LET- ON FLEXIBLE INCLUSIVE TERMS



1st Floor & 2nd Floor Office Suites, 7 Goldington Road Bedford, MK40 3JY

Total 1,206 SqFt (112.08 SqM)

Suites Range From £180 to £830

Per Month Inclusive

- First & Second Floor Office Space
- WC Facilities
- Parking Available (Subject To Availability)

Location

Located on Goldington Road with good access to the A428 A6 & A421 Bedford Southern Bypass which links to the M1 and A1. Bedford Railway Station is approx. 1½ miles away & Bedford Town Centre approx. ½ miles away.

Description

A range of first and second floor office rooms available to rent individually or combined. Benefiting from gas to radiator central heating and shared WC facilities. Parking available on separate terms and subject to availability.

Terms

The suites are available on flexible agreements with rent inclusive of service charge and utilities.

1 st Floor Suite 1	£830 per calendar month
1 st Floor Suite 2	£420 per calendar month
2 nd Floor Suite 1 – Under Offer	£415 per calendar month
2 nd Floor Suite 2 – Under Offer	£180 per calendar month
2 nd Floor Suite 3	£440 per calendar month
2 nd Floor Suite 5 – Under Offer	£295 per calendar month
2 nd Floor Suite 6	£310 per calendar month

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.

Accommodation

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

Accommodation	Sq. M	Sq. Ft
1 st Floor Suite 1	26.74	287
1 st Floor Suite 2	17.17	184
2 nd Floor Suite 1- Under Offer	17.37	186
2 nd Floor Suite 2- Under Offer	7.34	79
2 nd Floor Suite 3	18.28	196
2 nd Floor Suite 5- Under Offer	12.31	132
2 nd Floor Suite 6	12.87	138
Total	112.08	1,206

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

EPC

This property's energy rating is C-72.

Viewings

For viewings and further information please contact:

Chandan Teji

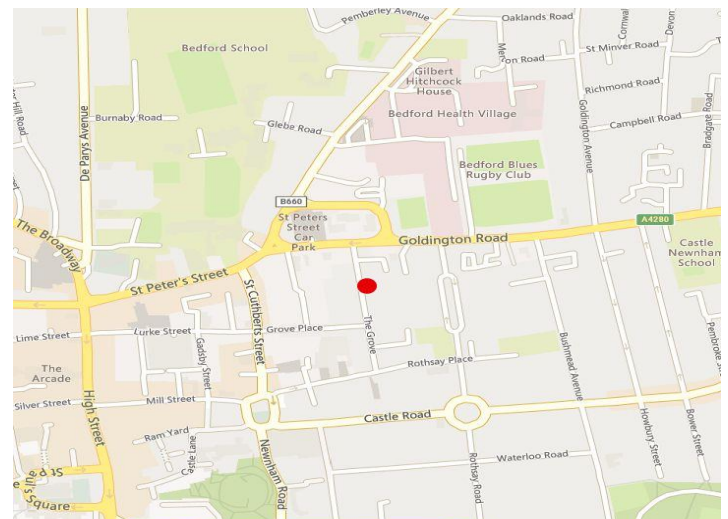
01234 905132

chandan.teji@kirkbydiamond.co.uk

Joshua Parello

01234 982019

Joshua.Parello@kirkbydiamond.co.uk



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