

TO LET – ON FLEXIBLE INCLUSIVE TERMS



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

From 138 SqFt (12.87 SqM)

Ranging From £310 Per Month Exclusive

- First & 2nd 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 rooms available to rent individually or combined. Benefitting from gas to radiator central heating and shared WC facilities. Parking available on separate terms and subject to availability.

Terms

The premises are to be let on an effective full repairing and insuring lease for a term with utilities to be included at a rental of:

1st Floor Suite 1	£830 per calendar month
1 st Floor Suite	£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 4 – Under Offer	£295 per calendar month
2 nd Floor Suite 5	£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.

EPC

This property's energy rating is C-72.

Accommodation

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

Accommodation	Sq. M	Sq. Ft
1st Floor Suite 1	26.74	287
1 st Floor Suite	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 4 – Under Offer	12.31	132
2 nd Floor Suite 5	12.87	138
Total	112.08	1,206

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

Viewings

For viewings and further information please contact:

Joshua Parello

01234 982019

Joshua.Parello@kirkbydiamond.co.uk

Charlotte Beard

01234 905130

charlotte.beard@kirkbydiamond.co.uk



DISCLAIMER

Kirkby Diamond LLP for themselves and for the vendors, whose agents they are, give notice that these particulars are set out as a general guide only and do not constitute any part of any offer or contract. All descriptions, dimensions, reference to condition and the necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but interested parties should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Kirkby Diamond LLP has any authority to make or give any representation or warranty whatever in relation to this property. Kirkby Diamond LLP (Registration No OC420194) is authorised and regulated by the Royal Institution of Chartered Surveyors. Kirkby Diamond is a trading name of Kirkby Diamond LLP