

# TO LET



**49 Mill Street, Bedford, MK40 3EU**

**845 – 10,733 SqFt (78.5 – 997.16 SqM)**

**Purpose Built Office  
Suites With Parking**

- Security Door Entry System
- 8 Person Passenger Lift
- Air Conditioning & Ventilation System
- Double Glazed Windows

## Location

Mill Street is situated in the heart of Bedford Town Centre immediately to the east of the High Street.

## Description

Open plan offices suites ideal for professional businesses seeking high quality town centre accommodation with parking.

## Terms

The premises are to be let on a full repairing and insuring lease for a term to be agreed at a rental of:

Ground Floor Suite 1	£15,418 per annum exclusive
Ground Floor Suite 2	£40,911 per annum exclusive
First Floor Suite 3 & 4	£56,394 per annum exclusive
Second Floor Suite 5	£15,821 per annum exclusive
Second Floor Suite 6	£10,985 per annum exclusive

## VAT

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

## Business Rates

Rateable Values From 1<sup>st</sup> April 2023

Suite 1 £14,000

Suite 2 £30,500

Suite 3 £15,750

Suite 4 £29,750

Suite 5 £13,750

Suite 6 £9,600

Interested parties are advised to contact the relevant Local Authority.

## EPC

This property's energy rating is C- 56.



## Accommodation

Available individually or combined, the suites offer air conditioning and ventilation system, double glazed windows, security entry door system and an 8 person passenger lift.

Ladies and gents' facilities, kitchen and on site allocated secure parking.

The ground floor suites also benefit from a courtyard garden area.

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

Accommodation	Sq. M	Sq. Ft
Ground Floor Suite 1 - LET	110.2	1,186
Ground Floor Suite 2 - LET	292.36	3,147
First Floor Suite 3 & 4 - LET	403.0	4,338
Second Floor Suite 5 - LET	113.1	1,217
Second Floor Suite 6 - AVAILABLE	78.5	845
<b>Total</b>	<b>997.16</b>	<b>10,733</b>

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

## Service Charge

The landlord collects an estate service charge for the provision maintenance and repair of the common areas and facilities.

## Viewings

For viewings and further information please contact:

### Joshua Parrello

01234 982019

[Joshua.parrello@kirkbydiamond.co.uk](mailto:Joshua.parrello@kirkbydiamond.co.uk)

### Nathan George

01234 905134

[nathan.george@kirkbydiamond.co.uk](mailto:nathan.george@kirkbydiamond.co.uk)



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Suite 1



Suite 2



Suite 3



Suite 4



Suite 5



Suite 6

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