

# TO LET

 KirkbyDiamond



3 Franklin Court  
Stannard Way  
Priory Business Park  
Bedford  
MK44 3JZ

A Modern Purpose Built 3 Storey  
Office Building  
3,245 - 10,003 Sq Ft (301.50 -  
929.47 Sq M)

- Available As Separate Floors Or In Its Entirety
- Passenger Lift
- Air Conditioning
- On Site Private Parking For Up To 40 Cars

## Location

The premises are located on Franklin Court, Stannard Way on Priory Business Park which is situated at the junction of the A421 Bedford Bypass and the A603. Franklin Court is a small development of high quality offices in a landscaped setting.

## Description

A modern purpose built three storey detached office building constructed of brick elevations beneath a pitched tiled roof.

The building can be taken as seen or refurbished prior to any new letting.

## Terms

The premises are to be let on a new lease(s) on terms to be agreed.

## EPC

C-58

## Business Rates

Rateable Value: £127,000

Applicant to make their own enquires.

## Service Charge

If the building is let in its entirety a service charge is payable for the provision maintenance and repair of common areas and facilities of the estate.

If the building is let as individual floors the landlord will levy a service charge for the provision, maintenance and repair of the common parts and facilities.

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## Accommodation

The accommodation is of an open plan design and provides flexible modern office space. The building is offered in its entirety or as individual floors.

The offices benefit from air conditioning, suspended ceilings with recessed lighting, carpets, ladies & gents wc facilities on all floors including disabled facilities and an 8 person passenger lift.

Further benefits included UPVC double glazed windows and a large private car park providing up to 40 parking spaces.

## Floor Area (NIA)

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

Accommodation	Sq Ft	Sq M
Ground Floor	3,245	301.50
First Floor	3,377	313.80
Second Floor	3,381	314.17
<b>Total</b>	<b>10,003</b>	<b>929.47</b>

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

## Viewings

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