

TO LET- Second Floor Town Centre Office



Second Floor 15 St Cuthberts Street Bedford MK40 3JB

367 SqFt (34.16 SqM)

£7,340 Per Annum Exclusive

Second Floor 15 St Cuthberts
Street Bedford MK40 3JB

- Two Room Suite
- Currently Used As An Office
- Shared Ladies & Gents WC's
- Shared Kitchen Facilities

Location

St Cuthberts Street is located close to Bedford Town Centre. The property is situated close to the junction with Grove Place and Lurke Street a short walk from both a multi storey car park & a surface car park.

It has good access to the A4280, A600 and A421 which links to the M1 and A1.

Description

The accommodation comprises of two second floor rooms currently used as an office & meeting room space.

Terms

The premises are to be let on a new internal repairing and insuring lease for a term to be agreed at a rental of £7,340 per annum exclusive. The rent is inclusive of utility costs & building maintenance but exclusive of business rates.

VAT

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

Business Rates

Rateable Value - £2,300

Interested parties are advised to contact the relevant Local Authority.



Accommodation

The property offers two separate office rooms with access to a communal kitchen and WC facilities.

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

Accommodation	Sq M	Sq Ft
Second Floor Office	34.16	367

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

Viewings

For viewings and further information please contact:

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