

TO LET



Unit 174, Level 1

Bedford Heights, Brickhill Drive, MK41 7PH

1242 Sq Ft (99.03 Sq M)

£19,872 Per Annum Exclusive

- Open Plan Office
- Parking Available
- Reception Staff
- Amenities Available

Location

The site is situated half a mile from Bedford Town Centre and allows easy access to the M1 and A1, with excellent rail connections to London.

Description

The offices are open plan and can be taken combined or individually. The property has an on-site centre; café and catering; full time facility management; reception support; lounge area and courtyards; 24-hour access; and a large conference and meeting venue with full AV facilities. There are 3 parking spaces available for this particular unit.

Terms

The premises are to be let on an effective full repairing and insuring lease for a term to be agreed at a rent of £14,924 per annum exclusive.

VAT

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

Business Rates

Rateable Value – £6,000. Interested parties are advised to contact the relevant Local Authority.

Charges

Service Charge - £10,271.34 per annum
Building Insurance - £848.42 per annum
Electricity - £4,968 per annum

Accommodation

Unit 174 has the added benefit of its own private entrance.

The property has been measured in accordance with the RICS Property Measurements Standard 6th Edition.

Accommodation	Sq M	Sq Ft
Total	115.3	1,242

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

EPC

Band C - 54

Viewings

For viewings and further information please contact:

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