

TO LET

>D KirkbyDiamond



5 Abbey Court
Fraser Road
Priory Business Park
Bedford
MK44 3WH

£30,000 Per Annum
2,222 SqFt (206.4 SqM)

- Modern Self-Contained Office
- Popular Business Park Location
- Allocated Parking
- Easy Access To Good Transport Links

Location

Abbey Court is a small development of purpose-built office buildings situated at the end of Fraser Road on Priory Business Park to the south of Bedford.

The popular Business Park is strategically located at the junction of the A421 Bedford Bypass and A603, offering fast access to the M1 (Junction 13), the A1 (Black Cat Roundabout and Sandy), and convenient links to the A6 and A600. It is approximately 3 miles from Bedford town centre and 3.5 miles from the mainline railway station.

Description

The building is of modern construction providing self-contained office accommodation over ground and first floors.

The ground floor comprises three individual office rooms and a large meeting room, while the first floor offers an open-plan office space with two smaller offices located just off the main space.

There are WC and kitchen facilities to the ground floor and allocated parking to the front and side of the building.

Terms

The premises are to be let on a new full repairing and insuring lease for a term to be agreed at a rental of £30,000 per annum exclusive.

There is an estate service charge for provision and maintenance of communal areas and services.

VAT

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

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

Business Rates

Rateable Value - £26,500

Interested parties are advised to contact the relevant Local Authority.

Accommodation

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

Accommodation	Sq. M	Sq. Ft
Ground Floor	99.0	1,066
First Floor	107.4	1,156
Total	206.4	2,222

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

EPC

Energy Rating - 38 (B)

Viewings

Strictly by appointment only

Nathan George

01234 905134

Nathan.george@kirkbydiamond.co.uk

Joshua Parello

01234 982019

joshua.parello@kirkbydiamond.co.uk

