

TO LET



**2nd Floor, Howard House, St Johns Street,
Bedford, MK42 0DL**

3,120 (289.9 SqM)

£43,750 Per Annum Exclusive

**2nd Floor Air Conditioned
Office**

- Open Plan Office
- Fitted Kitchen
- Suspended Ceilings With Recessed Lighting
- Security Entry System

Location

The premises are prominently situated in close proximity to the town centre, Magnet and adjacent to the St Johns Retail Park at the junction of St Johns Street and Kingsway which forms part of the A6 trunk road through the town

Good access to the A600, A603, A6 & A421 Bedford Southern Bypass which links to the M1 and A1.

Description

The accommodation comprises a self-contained open plan second floor suite within a landmark purpose built office building prominently situated immediately to the south of Bedford Town Centre.

The accommodation provides a range of open plan and private office rooms and the building benefits from large reception area, lift and private car park.

Terms

The premises are to be let on a new full repairing and insuring lease for a term to be agreed at a rent of £43,750 per annum exclusive.

VAT

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

Business Rates

Rateable Value – £22,500

Interested parties are advised to contact the relevant

Accommodation

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

Accommodation	Sq M	Sq Ft
Total	289.9	3,120

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.

EPC

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Viewings

For viewings and further information please contact:

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