

TO LET – ON FLEXIBLE INCLUSIVE TERMS



1st and 2nd Floor Office Rooms, 7 Goldington Road Bedford, MK40 3JY

From 138 SqFt (7.34 SqM)

Ranging From £180 - £830 Per Month Exclusive

- First & Second Floor Office Space
- WC Facilities
- Parking Available (subject to availability)

Location

Located on Goldington Road with good access to the A428 A6 & A421 Bedford Southern Bypass which links to the M1 and A1. Bedford Railway Station is approx. 1½ miles away & Bedford Town Centre approx. ½ miles away.

Description

A range of first and second floor rooms available to rent individually or combined. Benefitting from gas to radiator central heating and shared WC facilities. Parking available on separate terms and subject to availability.

Terms

The premises are to be let on an effective full repairing and insuring lease for a term with utilities to be included at a rental of:

1 st Floor Room 1 – Under Offer	£830 per calendar month
1 st Floor Room 2	£420 per calendar month
2 nd Floor Room 1 – Under Offer	£415 per calendar month
2 nd Floor Room 2 – Under Offer	£180 per calendar month
2 nd Floor Room 3 – Under Offer	£440 per calendar month
2 nd Floor Room 5	£295 per calendar month
2 nd Floor Room 6	£310 per calendar month

VAT

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

EPC

This property's energy rating is C-72.

Accommodation

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

Accommodation	Sq. M	Sq. Ft
1st Floor Room 1 – Under Offer	26.74	287
1 st Floor Room 2	17.17	184
2 nd Floor Room 1 – Under Offer	17.37	186
2 nd Floor Room 2 – Under Offer	7.34	79
2 nd Floor Room 3 – Under Offer	18.28	196
2 nd Floor Room 5	12.31	132
2 nd Floor Room 6	12.87	138
Total	112.08	1,206

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

Viewings

For viewings and further information please contact:

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