

# TO LET

**3,245 - 10,003 Sq Ft**

(301.46 - 929.08 Sq M)

- Available As Separate Floors Or In Its Entirety
- Passenger Lift
- Air Conditioning
- On Site Private Parking For Up To 40 Cars



## 3 Franklin Court

Stannard Way, Priory Business Park, Bedford, MK44 3JZ



## LOCATION

- The premises are located on Priory Business Park which is Bedford's premier office park to the south of the town
- The business park is easily accessed from the A421 which links the A1 at the Black Cat Roundabout and the M1 at Junction
- Walking distance of Priory Country Park and approximately 3 miles from the town centre and train station

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Google Maps

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## DESCRIPTION

- A modern purpose built three storey detached office building constructed of brick elevations beneath a pitched tiled roof
- The building can be taken as seen or refurbished prior to any new letting
- The accommodation is of an open plan design and provides flexible modern office space
- The offices benefit from air conditioning, suspended ceilings with recessed lighting, carpets, ladies & gents wc facilities on all floors including disabled facilities and an 8 person passenger lift

## TERMS

Rent on application and depending on amount of space taken. The offices are to be let on a new full repairing and insuring lease for a term to be agreed

## ACCOMMODATION

Ground Floor	301.46 SQ M	3,245 SQ FT
First Floor	313.72 SQ M	3,377 SQ FT
Second Floor	314.09 SQ M	3,381 SQ FT
<b>Total</b>	<b>929.28 SQ M</b>	<b>10,003 SQ FT</b>

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

EPC: C-58

**Business Rates:** The rateable value is £127,000. To establish the rates payable please access [www.voa.gov.uk](http://www.voa.gov.uk)

## CONTACT:



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