

FOR SALE

5,302 Sq Ft (492.56 Sq M)

- Office Investments For Sale
- Let to Kimm & Miller Limited on a 5 year lease from 03/04/2022 at a passing rent of £59,613 per annum exclusive
- Open Plan & Private Offices / Meeting Rooms
- Private Parking With 18 Spaces



Unit E Bedford Business Centre

Mile Road, Bedford, MK42 9TW



LOCATION

- Bedford Business Centre is a modern, landscaped Business Park situated on Mile Road to the south of the town
- Quick access to the A421 which links the A1 at the Black Cat Roundabout with the M1 at Junction 13
- Approximately 3 miles from Bedford Town Centre
- Good access to the A421 Bedford Bypass, A600, A603 and the A6 southbound to Luton

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Google Maps

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DESCRIPTION

- Unit E is an end terrace purpose built office building with accommodation over two floors and parking to the front and rear
- The property comprises an entrance/reception area, a combination of open plan and private offices with meeting room and wc/kitchen facilities
- The estate provides for further visitor parking and the building is situated at the entrance of the estate with good roadside visibility

TERMS

The property is to be sold by way of a 999 year long leasehold interest at an asking price of £775,000 exclusive



ACCOMMODATION

Ground Floor	250.09 SQ M	2,692 SQ FT
First Floor	242.19 SQ M	2,607 SQ FT
Total	492.56 SQ M	5,302 SQ FT

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

Business Rates: The rateable value is £46,000. To confirm rates payable please access www.voa.gov.uk

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