

# 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

 what3words

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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
<b>Total</b>	<b>492.56 SQ M</b>	<b>5,302 SQ FT</b>

\*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](http://www.voa.gov.uk)

## CONTACT:

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