

# TO LET

**414 Sq Ft** (38.46 Sq M)

- › Reception Staff
- › Facilities On-Site
- › Good Access Links
- › 1 Parking Space Included



## Level 4 Unit 413 Bedford Heights Manton Lane

**Bedford, MK41 7PH**

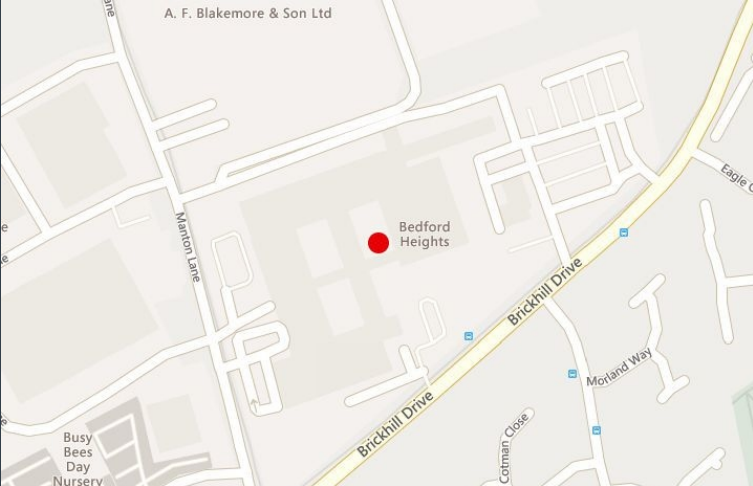
**>D KirkbyDiamond**

Contact: Charlotte Beard or Joshua Parello

Tel: 01234 905128

[kirkbydiamond.co.uk](http://kirkbydiamond.co.uk)





## LOCATION

- The site is situated half a mile from Bedford Town Centre
- Allows Easy Access to the M1 and A1
- Approx. 1 mile from Bedford Train Station

/// what3words

///limbs.friend.scuba

Google Maps

Click here



## DESCRIPTION

- Open plan office space
- The property has an on-site centre; Café and catering; full time facility management; reception support; lounge area and courtyards
- There is 24 hour access
- Large conference and meeting venues available with full AV Facilities

## TERMS

The premises are to be let on an effective full repairing and insuring lease for a term to be agreed at a rent of £5,796 per annum exclusive



## ACCOMMODATION

Floor 4	38.46 SQ M	414 SQ FT
<b>Total</b>	<b>38.46 SQ M</b>	<b>414 SQ FT</b>

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

EPC: Band C - (54)

**Business Rates:** Rateable Value - £5,600. Interested parties are advised to contact the relevant Local Authority

**Service Charge:** £3,423.78 Per Annum

**Estate Charge:**

Building Insurance | Electricity  
£218.85 Per Annum | £1,656 Per Annum

## CONTACT:



**CHARLOTTE BEARD**

**07990 048182** [charlotte.beard@kirkbydiamond.co.uk](mailto:charlotte.beard@kirkbydiamond.co.uk)



**JOSHUA PARELLO**

**07951 613 205** [joshua.parello@kirkbydiamond.co.uk](mailto:joshua.parello@kirkbydiamond.co.uk)