

# TO LET

2,591 Sq Ft (240.7 Sq M)

- › Reception Staff
- › Facilities On-Site
- › Good Access Links
- › 8 Parking Spaces Included



## Level 2 Unit 229 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

///device.glow.coffee

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 venue 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 £36,274 per annum exclusive



## ACCOMMODATION

Floor 2	240.7 SQ M	2,591 SQ FT
<b>Total</b>	<b>240.7 SQ M</b>	<b>2,591 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 - £23,000. Interested parties are advised to contact the relevant Local Authority

**Service Charge:** £21,427.57 Per Annum

**Estate Charge:**

Building Insurance | Electricity  
£848.42 Per Annum | £10,364 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)

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