

TO LET

344 Sq Ft (31.96 Sq M)

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



Level 1 Unit 172 Bedford Heights Manton Lane

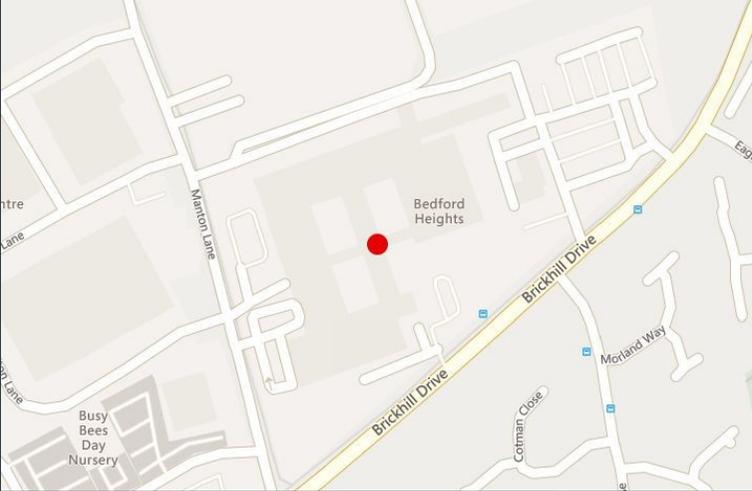
Bedford, MK41 7PH

 **KirkbyDiamond**

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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

///long.sculpture.speaks

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 £4,816 per annum exclusive

ACCOMMODATION (Net Internal Area*)

| | | |
|--------------|-------------------|------------------|
| Floor 1 | 31.96 SQ M | 344 SQ FT |
| Total | 31.96 SQ M | 344 SQ FT |

*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: £2,844.88 Per Annum

Estate Charge:

Building Insurance | Electricity
£300 Per Annum | £1,376 Per Annum

CONTACT:

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