

# 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

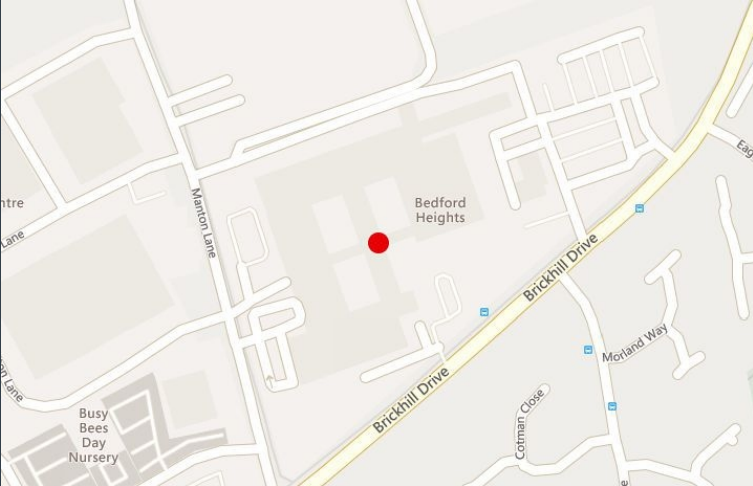
**Bedford, MK41 7PH**

**>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  
///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
<b>Total</b>	<b>31.96 SQ M</b>	<b>344 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:** £2,844.88 Per Annum

**Estate Charge:**  
Building Insurance | Electricity  
£300 Per Annum | £1,376 Per Annum

## CONTACT:

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