

TO LET

1,561 Sq Ft (145.02 Sq M)

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



Level 1 Units 153/154 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

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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 £21,854 per annum exclusive



ACCOMMODATION (Net Internal Area*)

Floor 1	145.02 SQ M	1,561 SQ FT
Total	145.02 SQ M	1,561 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 - £6,000. Interested parties are advised to contact the relevant Local Authority

Service Charge: £12,909.47 Per Annum

Estate Charge:

Building Insurance | Electricity
£848.42 Per Annum | £6,244 Per Annum

CONTACT:



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