

# TO LET

**66 - 1,485 Sq Ft**

(6.13 - 137.96 Sq M)

- Town Centre Location
- Multiple Suites Available For A Single Occupier
- WC & Kitchen Facilities
- Separate Entrance Via The Side
- Newly Decorated



## Bedford Bus Station First Floor Office Allhallows

**Bedford, MK40 1LT**



## LOCATION

- The premises are located within the Bedford Town Bus Station
- Good access to the A4280 & A421 Bedford Southern Bypass which links to the M1 & A1
- Bedford Railway Station is approximately 3 miles

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 Google Maps

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## DESCRIPTION

- We are pleased to offer a newly refurbished, first-floor office space located in the heart of the town centre
- This versatile property comprises multiple office suites
- The modern decor and strategic location make it an ideal setting for a professional business environment

## TERMS

The premises are to be let on an effective full repairing and insuring lease for a term with utilities to be included

Room 1 £7,960 per annum  
 Room 2 £3,180 per annum  
 Room 3 £2,880 per annum  
 Room 4 £1,200 per annum  
 Room 5 £3,250 per annum  
 Room 6 £6,560 per annum  
 Room 7 £3,240 per annum  
 Room 8 £1,320 per annum

## ACCOMMODATION

Room 1	36.97 SQ M	398 SQ FT
Room 2	14.77 SQ M	159 SQ FT
Room 3	13.38 SQ M	144 SQ FT
Room 4	4.83 SQ M	52 SQ FT
Room 5	16.35 SQ M	176 SQ FT
Room 6	30.47 SQ M	328 SQ FT
<b>Total</b>	<b>137.96 SQ M</b>	<b>1,485 SQ FT</b>

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

EPC: C-52

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

## CONTACT:



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