

# TO LET

2,222 Sq Ft (206.42 Sq M)

- Modern Self-Contained Office
- Popular Business Park Location
- Allocated Parking
- Easy Access To Good Transport Links



## 5 Abbey Court

Fraser Road, Priory Business Park, Bedford, MK44 3WH

 **KirkbyDiamond**

Contact: Joshua Parello or Nathan George

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[kirkbydiamond.co.uk](http://kirkbydiamond.co.uk)



## LOCATION

- Abbey Court is a small development on Priory Business Park
- Located at the junction of the A421 Bedford Bypass and A603
- Offering fast access to the M1 (Junction 13), the A1 Black Cat Roundabout and Sandy
- Convenient links to the A6 and A600
- Approx 3 miles from Bedford town centre and 3.5 miles from the mainline railway station

 what3words

///club.tens.assure

 Google Maps

[Click here](#)



## DESCRIPTION

- Accommodation over ground and first floors
- 3 individual office rooms to the ground floor and meeting room
- Open plan offices to the first floor & 2 smaller office rooms
- WC & kitchen facilities
- Allocated parking

## TERMS

The premises are to be let on a new full repairing and insuring lease for a term to be agreed at a rental of £30,000 per annum exclusive,

## ACCOMMODATION

Ground Floor	99.03 SQ M	1,066 SQ FT
First Floor	107.39 SQ M	1,156 SQ FT
<b>Total</b>	<b>206.42 SQ M</b>	<b>2,222 SQ FT</b>

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

EPC: B-38

**Business Rates:** The Rateable Value is £26,500 per annum. For the rates payable, please contact [www.voa.gov.uk](http://www.voa.gov.uk)

## CONTACT:

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