

TO LET

2,591 Sq Ft (240.7 Sq M)

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



Level 2 Unit 229 Bedford Heights Manton Lane

Bedford, MK41 7PH

 **KirkbyDiamond**

Contact: Charlotte Beard or Joshua Parello

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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

///device.glow.coffee

 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 venue available with full AV facilities

TERMS

Available by way of a new FRI lease for a term to be agreed at a rent of £36,274 per annum exclusive.

ACCOMMODATION

Floor 2	240.7 SQ M	2,591 SQ FT
Total	240.7 SQ M	2,591 SQ FT

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

EPC: C-54

Business Rates: The Rateable Value is £23,000 per annum. For the rates payable, please contact www.voa.gov.uk

Service Charge: There is a contribution towards common parts and external repair and maintenance inclusive of heating and electricity. This is currently £21,427.57 per annum

Estate Charge: Available upon request

CONTACT:

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