

# TO LET

132 Sq Ft (12.26 Sq M)

- 2nd Floor Office Space
- Flexible Terms
- Kitchen & WC Facilities
- Town Centre Location



**7 Goldington Road**  
**Bedford, MK40 3JY**

 **Kirkby  
Diamond**  
Part of **Eddisons**

Contact: Joshua Parello or Charlotte Beard  
Tel: 01234 905128  
[kirkbydiamond.co.uk](http://kirkbydiamond.co.uk)



## LOCATION

- Located on Goldington Road with good access to the A428 A6 & A421 Bedford Southern Bypass which links to the M1 and A1
- Bedford Railway Station is approx 1½ miles
- Bedford Town Centre approx ½ miles

 what3words

///suffice.roofs.arrow

 Google Maps

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## DESCRIPTION

- Office Space for 1-2 people
- Benefitting from gas to radiator central heating and shared WC facilities
- Perfect for small businesses and start ups
- Ideally located within walking distance of Bedford Town Centre

## TERMS

The premises are to be on an effective full repairing and insuring lease for a term to be agreed

2nd Floor Room 5 - £295 per calendar month

## ACCOMMODATION

2nd Floor Room 5	12.26 SQ M	132 SQ FT
<b>Total</b>	<b>12.26 SQ M</b>	<b>132 SQ FT</b>

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

EPC: C-72

Business Rates: TBC

**Service Charge:** There is a contribution towards common part and external repair and maintenance inclusive of heating and electricity. This is currently £65 per calendar month.

## CONTACT:

 **JOSHUA PARELLO**  
 07951 613 205 [joshua.parello@kirkbydiamond.co.uk](mailto:joshua.parello@kirkbydiamond.co.uk)

 **CHARLOTTE BEARD**  
 07990 048 182 [charlotte.beard@kirkbydiamond.co.uk](mailto:charlotte.beard@kirkbydiamond.co.uk)