

TO LET

1,494 Sq Ft (138.79 Sq M)

- › Town Centre Location
- › Flexible Terms
- › Comprises of 2 Versatile Office Suites
- › Kitchenette and WC facilities within the office
- › Available immediately



Suites 9A & 9B Market Hall

The Arcade, Bedford, MK40 1NS

Contact: Joshua Parello or William Fountaine

Tel: 01234 905128

eddisons.com





Location

- The property is located within The Arcade in Bedford Town Centre
- Prominent Location
- 1 mile from Bedford Railway Station
- 2.6 miles from A421, 3 miles from A6, 16 miles from M1

/// what3words

///spirit.whites.zeal

Google Maps

Click here



Description

- Open plan accommodation located in The Arcade, a stunning Victorian precinct in the centre of Bedford
- First floor versatile office space comprising of two individual rooms
- There is the added benefit of a kitchenette and WC within the unit

Terms

Available by way of a new FRI lease for a term to be agreed at a rent of £15,000 per annum exclusive. VAT is payable.

Accommodation

Suites 9A-9B	138.79 SQ M	1,494 SQ FT
Total	138.79 SQ M	1,494 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 £10,000 per annum. For the rates payable, please contact www.vo.gov.uk

Service Charge: £3,983.45 pa

Contact:

JOSHUA PARELLO

07951 613205 joshua.parello@kirkbydiamond.co.uk

WILLIAM FOUNTAINE

william.fontaine@kirkbydiamond.co.uk

Eddisons is the trading name of Eddisons Commercial Ltd. The company for itself and for the vendors or lessors of this property for whom it acts as agents give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Eddisons has any authority to make or give any representation or warranty whatever in relation to this property.