

# TO LET

703 Sq Ft (65.31 Sq M)

- › Self Contained Office / Storage Premises
- › Central Location
- › WC & Kitchen Facilities
- › Available To Lease On New Terms



1A Firbank Road

Bedford, MK42 9LL

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eddisons.com





## Location

- The property is located on Firbank Road which is accessed from Elstow Road to the south of Bedford town centre.
- The location benefits from quick access to the A421 linking the A1 at the Black Cat Roundabout to the M1 at Junction 13.
- The town centre is approximately 1.5 miles away and the immediate area is mostly residential with a small number of local retail and commercial properties.

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 Google Maps

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## Description

- An individual and self contained office building currently comprising three main rooms across the ground and first floor with kitchen and wc facilities.
- The versatile layout lends itself to businesses requiring a combination of office and storage space.
- Further benefits include a roller shutter door to the front creating a small area for outside undercover storage.
- Heating is provided by a gas boiler to radiators throughout the building also benefits from double glazed windows.

## Terms

Available by way of a new FRI lease for a term to be agreed at a rent of £9,000 per annum exclusive. VAT is payable.

## Accommodation

Ground Floor	41.15 SQ M	443 SQ FT
First Floor	24.15 SQ M	260 SQ FT
<b>Total</b>	<b>65.31 SQ M</b>	<b>703 SQ FT</b>

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

EPC: D-89

**Business Rates:** The Rateable Value is £6,500 per annum. For the rates payable, please contact [www.voa.gov.uk](http://www.voa.gov.uk)

## Contact:

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