

TO LET

736 – 1,472 Sq Ft

(68.37 – 136.75 Sq M)

- › Open Plan Office Suite
- › Suspended Ceilings
- › Potential for 1,472 of office space
- › 3 Allocated Parking Spaces

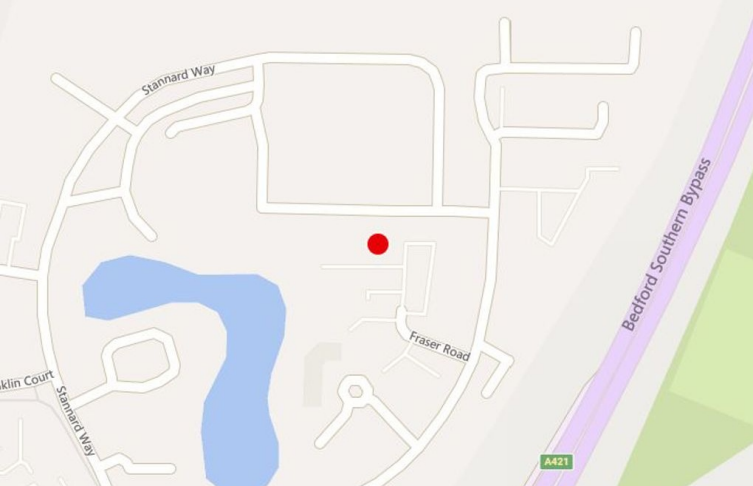


10A Stephenson Court

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

Contact: Joshua Parelo or William Fountaine
Tel: 01234 905128
eddisons.com





Location

- Located on Priory Business Park which is situated approximately 3 miles southeast of the county town of Bedford at the junction of the A421, Bedford Bypass and A603 Cardington Road
- The Bedford Southern Bypass provides a direct link to junction 13 of the M1 and the A1.
- Good Access links including A421, Bedford Bypass and A603 Cardington Road

/// what3words

///sums.join.motion

Google Maps

Click here



Description

- Ground floor, open plan, office suite.
- Recently redecorated and newly carpeted.
- Modern LED lighting, A/C and electric heating.
- Communal kitchenette and toilet facilities.

Terms

The premises are to be let on a new effective full repairing and insuring lease for a term to be agreed at a rent of £11,000 per annum exclusive.

Accommodation

10a	68.37 SQ M	736 SQ FT
9a	68.37 SQ M	736 SQ FT
Total	136.75 SQ M	1,472 SQ FT

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

Business Rates: The rateable value is £11,000. For the rates payable please contact us or www.voa.gov.uk

Service Charge: There is a contribution towards common part and external repair and maintenance. This is currently £645 per annum.

Estate Charge: There is a contribution towards shared external repair and maintenance of the estate. This is currently £789.92 per annum.

Contact:

JOSHUA PARELLO

07951 613205 joshua.parello@eddisons.com

WILLIAM FOUNTAINE

william.fountaine@eddisons.com

BTG Eddisons is a trading name of Eddisons Commercial Ltd, registered in England and Wales (No. 3280893). 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.