

TO LET

1,741 – 3,142 Sq Ft

(161.76 – 291.89 Sq M)

- › Versatile Space
- › First and Second Floor Unit
- › Flexible Terms
- › Price on Application
- › Private Access Located towards the Rear of the Building



First And Second Floor

68 High Street, Bedford, MK40 1NT

Contact: Joshua Parello or Charlotte Beard

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eddisons.com





Location

- The property is located on Bedford High Street in the Centre of Town forming part of the entrance to The Arcade
- Nearby occupiers include NatWest, Costa, Barclays and a plethora of local independent retailers
- Benefiting from good access to the A6, A428 and A421
- 1 mile from Bedford Train Station

 what3words

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 Google Maps

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Description

- High Street First and Second Floor versatile space suitable for a various uses falling under Use Class E
- Located conveniently within Bedford Town Centre amongst an array of retail and office facilities
- The spacious design with period features provides excellent open-plan layout flooded with natural light, creating an inviting and uplifting atmosphere. The spacious design provides excellent flexibility, making it ideal for a wide range of uses, from offices to retail/food & beverage or wellness spaces. While the property boasts great potential, it does require some refurbishment to unlock its full value, with the landlord willing to provide incentives or initiatives to any would be occupier – a perfect opportunity for businesses looking to customise the space to suit their needs.

Terms

Available by way of a new FRI lease for a term to be agreed. VAT is payable.

Accommodation (Net Internal Area*)

First Floor	161.74 SQ M	1,741 SQ FT
Second Floor	130.06 SQ M	1,400 SQ FT
Total	291.89 SQ M	3,142 SQ FT

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

EPC: The property has an EPC rating of C – 69

Service Charge: Available upon request

Contact:

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