

# TO LET

232 Sq Ft (21.55 Sq M)

- › Private Office Rooms
- › Gas Central Heating System
- › Kitchen Facilities
- › Ladies & Gents WC Facilities



**Room 3**

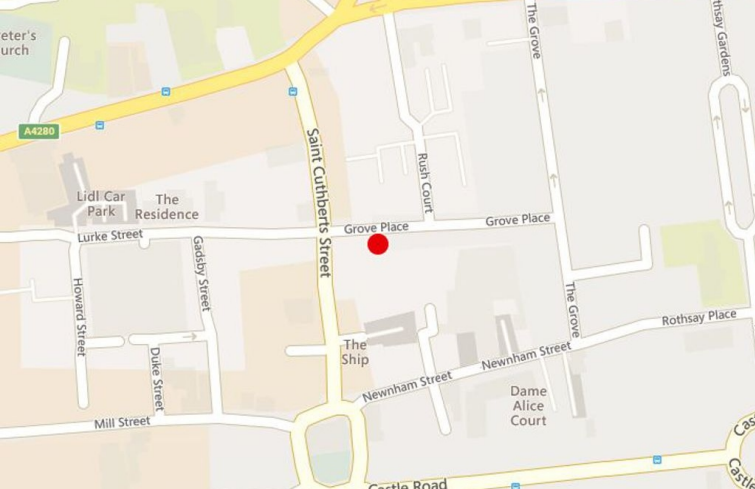
**5 Grove Place, Bedford, MK40 3JJ**

Contact: William Fountaine or Joshua Parelo

Tel: 01908 678 800

[eddisons.com](http://eddisons.com)





## Location

- Grove Place is located close to Bedford Town Centre and is an area which offers a mixed commercial community of offices, retail and public houses
- The historic market town of Bedford with its attractive riverside frontage is centrally located to London, Oxford, Cambridge and Milton Keynes
- Is located approximately 50 miles north of London, 10 miles east from Junction 13 of the M1 motorway accessed via the A421, and 9 miles west of the A1 via the A428 and A603

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Google Maps

Click here

## Description

- Town Centre office building with rooms available to lease
- Situated in a popular business location
- Available immediately
- Parking available upon request at an additional payment

## Terms

Available by way of a 12 month rolling contract at a rent of £4,500 per annum exclusive. VAT is payable.

Service charge is around £100 pcm and covers, Bins, Water rates, Cleaning, Electricity and Gas. This is billed quarterly.

Parking space is £100pcm.

## Accommodation

<b>First Floor, Room 3</b>	<b>21.55 SQ M</b>	<b>232 SQ FT</b>
<b>Total</b>	<b>21.55 SQ M</b>	<b>232 SQ FT</b>

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

EPC: D-92

**Business Rates:** The Rateable Value is £2,950 per annum. For the rates payable, please contact [www.voa.gov.uk](http://www.voa.gov.uk)

**Service Charge:** Available upon request

## Contact:

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