

# TO LET

**323 – 836 Sq Ft**

(29.98 – 77.68 Sq M)

- › Centrally located properties.
- › Adjacent to Bedford High Street.
- › Flexible Office Space.
- › Ground Floor or First and Second Floor Available.
- › Private Entrances along with Individual Kitchenettes and WC's.



## 14A & 14B Mill Street

Bedford, MK40 3HD

Contact: Joshua Parello or William Fountaine

Tel: 01234 905128

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





## Location

- The unit is located in a prominent position on Mill Street, which sits adjacent to Bedford High Street.
- Just a short 5-minute walk from both Bedford Bus Station and Bedford Train Station.
- Multi-storey car parking is available nearby at Lurke Street.

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Google Maps

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## Description

- 14A and 14B are two separate office spaces located on Mill Street, in Bedford Town centre, providing flexible office space, along with their own private entrances.
- 14A is located on the first and second floor, welcoming flexible space with several offices.
- 14B is located on the ground floor and offers two rooms along with a private kitchenette and WC facility.
- There are no allocated parking spaces available with the property however, Lurke Street car park is only a 2-minute walk away.

## Terms

14A is available by way of a new FRI lease for a term to be agreed at a rent of £18,000 per annum exclusive. VAT is payable.

14B is available by way of a new FRI lease for a term to be agreed at a rent of £9,995 per annum exclusive. VAT is payable.

## Accommodation (Net Internal Area\*)

<b>14A – First and Second Floor</b>	<b>77.66 SQ M</b>	<b>836 SQ FT</b>
<b>14B – Ground Floor</b>	<b>30.01 SQ M</b>	<b>323 SQ FT</b>
<b>Total</b>	<b>77.68 SQ M</b>	<b>836 SQ FT</b>

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

**EPC:** The EPC rating is TBC

**Business Rates:** Currently being assessed

## Contact:

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