

TO LET

1,004 Sq Ft (93.27 Sq M)

- › Self-contained office suite within the historic Shorts Building, Shortstown, Bedfordshire
- › Comprises two separate office rooms
- › Bright and spacious accommodation
- › Dedicated kitchen and WC facilities

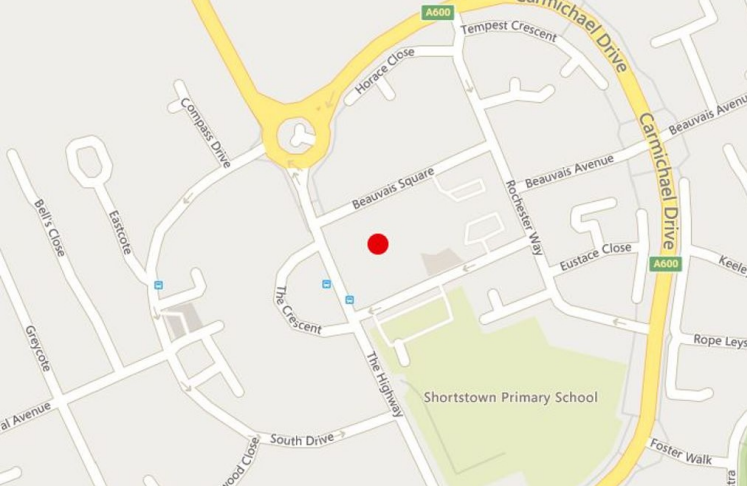


Suite B

Shorts Building, Shortstown, MK42 0GG

Contact: Joshua Parelo
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eddisons.com





Location

- Located within the prominent Shorts Building in Shortstown, an established commercial and residential area approximately 3 miles south-east of Bedford town centre.
- Excellent road connections via the nearby A421, providing direct access to the M1 motorway, A1, Milton Keynes, Cambridge, and the wider regional road network.
- Bedford railway station is within easy reach and offers frequent services to London St Pancras International and destinations across the Thameslink network.
- The property benefits from proximity to a range of local amenities including shops, cafés, and services, while being positioned within a growing business community in a well-connected Bedfordshire location.



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Description

- Self-contained office suite within the historic Shorts Building, comprising two separate office rooms together with dedicated kitchen and WC facilities
- Bright and well-presented accommodation benefiting from large feature windows providing natural light.
- Finished to a modern specification including suspended ceilings with integrated LED lighting, carpeted floors, central heating, and perimeter power and data connections.
- Flexible accommodation suitable for professional services, consultancy, administrative, training, creative, and small business uses, with the ability to utilise individual rooms as offices, meeting rooms, or collaborative workspace.

Terms

Available by way of a new FRI lease for a term to be agreed at a rent of £14,000. VAT is payable

Accommodation (Gross Internal Area*)

Total	93.27 SQ M	1,004 SQ FT
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*The property has been measured in accordance with the RICS Property Measurements Standard 8th Edition

Service Charge: There is a contribution towards common part and external repair and maintenance. This is currently £4,917.94 per annum.

Contact:

JOSHUA PARELLO

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