

TO LET

488 Sq Ft (45.34 Sq M)

- › Office suite within the historic Shorts Building, Shortstown, Bedfordshire
- › Comprises three separate office rooms
- › Bright and spacious accommodation
- › Access to shared communal WC facilities

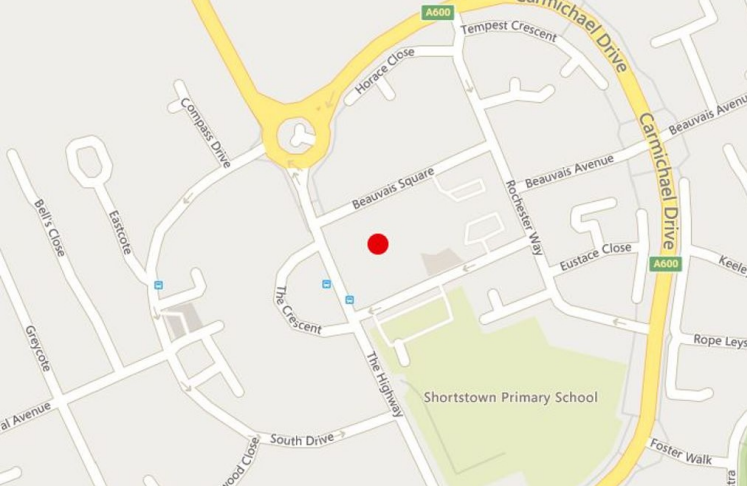


Suite C

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

- Office suite extending to approximately 488 sq ft, comprising three separate office rooms that can be utilised as private offices, meeting space, or a combination of individual and collaborative working areas.
- 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.

Terms

Available by way of a new FRI lease for a term to be agreed at a rent of £6,500 . VAT is payable

Accommodation (Gross Internal Area*)

Total	45.34 SQ M	488 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 £2538.44 per annum.

Contact:

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