

TO LET

382 Sq Ft (35.49 Sq M)

- › Open Plan Office Suite
- › Suspended Ceilings
- › Electric Heaters
- › Category II Lighting



Suites E Second Floor

18 Grove Place, Bedford, MK40 3JJ

Contact: Charlotte Beard or Joshua Parello
Tel: 01234 905128
eddisons.com





Location

- Grove Place is one of Bedford's most established office locations especially favoured by professional businesses
- Good access to the A4280, A6 & A421 Bedford Southern Bypass which links to the M1 and A1
- Walkable distance to Bedford High Street



Click here



Description

- The premises comprise a purpose built air conditioned 3 storey self-contained office building occupying a corner position of a small development of office units
- 2nd floor open plan flexible office space
- Available immediately

Terms

Available by way of a new FRI lease for a term to be agreed at a rent of £5,500 . VAT is payable



Accommodation

Total	35.49 SQ M	382 SQ FT
-------	------------	-----------

*The property has been measured in accordance with the RICS Property Measurements Standard 8th Edition

EPC: TBC

Business Rates: The rateable value is £4,000. For the rates payable please contact us or www.voa.gov.uk

Service Charge: There is a contribution towards common part and external repair and maintenance. This is currently £2,084.52 per annum.

Contact:

CHARLOTTE BEARD

[07990 048182 charlotte.beard@eddisons.com](mailto:charlotte.beard@eddisons.com)

JOSHUA PARELLO

[07951 613 205 joshua.parello@kirkbydiamond.co.uk](mailto:joshua.parello@kirkbydiamond.co.uk)