

TO LET

299 Sq Ft (27.78 Sq M)

- › Open Plan Office Room
- › On Site Parking Space
- › Suspended Ceilings with LED Lights
- › Double Glazed Windows



Suite A

Ground Floor, 22 Grove Place, Bedford, MK40 3JJ

Contact: Joshua Parello or Charlotte Beard
Tel: 01234 905128
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

 what3words

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 Google Maps

[Click here](#)



Description

- This suite is situated on the ground floor of a modern purpose built, three storey office building close to Bedford town centre.
- Suite A is available from October 2026 onwards.
- The unit benefits from 1 parking space located to the rear of the building.

Terms

Available by way of a new FRI lease for a term to be agreed at a rent of £5,000. VAT is not payable.

Accommodation (Net Internal Area*)

Ground Floor Suite A	21.27 SQ M	229 SQ FT
Total	27.78 SQ M	299 SQ FT

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

EPC: C – 51

Business Rates: The rateable value is £4,050. 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 £2,513.30 per annum plus VAT.

Contact:

JOSHUA PARELLO

[07951 613205 joshua.parello@eddisons.com](mailto:joshua.parello@eddisons.com)

CHARLOTTE BEARD

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

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