

TO LET

596 Sq Ft (55.37 Sq M)

- › Large Open Plan Office
- › Suspended Ceilings
- › Category II Lighting
- › Double Glazed Windows
- › 1 Allocated Parking Space

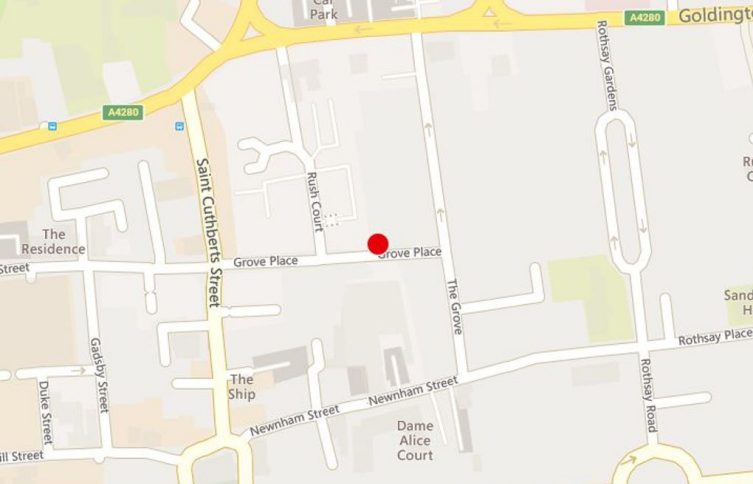


Suite B Ground Floor

18 Grove Place, Bedford, MK40 3JJ

Contact: Joshua Parelo or Charlotte Beard
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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.
- Grove Place 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

///supply.dull.mixed

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 B 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 £9,500. VAT is not payable.



Accommodation (Net Internal Area*)

Suite B	55.37 SQ M	596 SQ FT
Total	55.37 SQ M	596 SQ FT

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

EPC: EPC Rating (D) – 84

Business Rates: The rateable value is £8,700. 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 £3,500.56 per annum.

Estate Charge: There is a contribution towards shared external repair and maintenance of the estate. This is currently £230.42 per annum.

Contact:

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