TO LET

3,120 Sq Ft (289.85 Sq M)

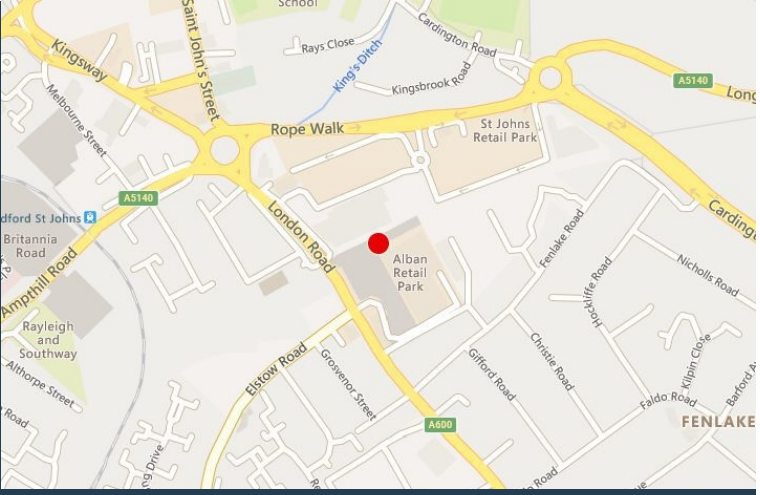
- 2nd Floor Air Conditioned Office
- Open Plan Office
- Fitted Kitchen
- Suspended Ceilings With Recessed Lighting
- Security Entry System

2nd Floor Howard House

St Johns Street, Bedford, MK42 0DJ

Contact: Joshua Parello or Nathan George
Tel: **01234 905128**
eddisons.com

BTG Eddisons



Location

- The premises are prominently situated in close proximity to the town centre, Magnet and adjacent to the St Johns Retail Park at the junction of St Johns Street and Kingsway which forms part of the A6 trunk road through the town
- Good access to the A600, A603, A6 & A421 Bedford Southern Bypass which links to the M1 and A1

what3words
///gains.impact.shares

Google Maps
Click here

Description

- The accommodation comprises a self-contained open plan second floor suite within a landmark purpose built office building prominently situated immediately to the south of Bedford Town Centre
- The accommodation provides a range of open plan and private office rooms and the building benefits from large reception area, lift and private car park

Terms

Available by way of a new FRI lease for a term to be agreed at a rent of £43,750. per annum exclusive. VAT is payable.

Accommodation (Net Internal Area*)

Total	**289.85 SQ M**	**3,120 SQ FT**

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

EPC: C-73

Business Rates: The Rateable Value is £22,500 per annum. For the rates payable, please contact www.voa.gov.uk

Service Charge: The landlord collects an estate service charge for the provision maintenance and repair of the common areas and facilities.

Contact:

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