TO LET

943 Sq Ft (87.6 Sq M)



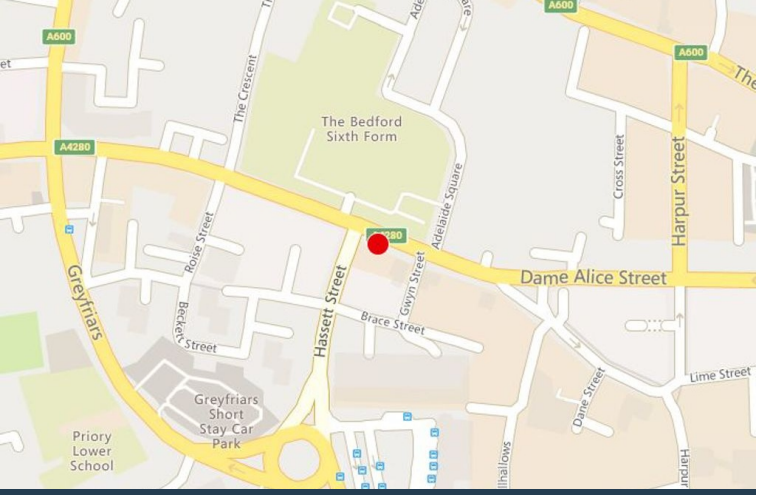
- Attractive rectangular layout with an extensive triple-width frontage.
- Contemporary finish, including LED spotlights, kitchenette and WC facilities.
- Suitable for a variety of retail, service-led and boutique uses.

8-12 Bromham Road

Bedford, MK40 2QA

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

BTG Eddisons







Location

- Prominent position on the established Bromham Road (A4280).
- Within walking distance of Bedford town centre and railway station.
- Excellent road connectivity via the A421, A1 and M1 motorway networks.

what3words
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Google Maps
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Description

- Attractive, regular rectangular layout offering versatile accommodation with an extensive triple-width frontage, providing excellent display and branding opportunities.
- Contemporary internal specification, including LED spotlights, kitchenette and WC facilities, offering a ready-to-occupy space for a variety of occupiers.
- Well suited to a range of potential uses, including boutique retail, beauty and wellness operators, professional services, specialist retailers and other customer-facing businesses.

Accommodation (Net Internal Area*)

Ground Floor	**87.6 SQ M**	**943 SQ FT**
Total	**87.6 SQ M**	**943 SQ FT**

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

EPC: The property has an EPC rating of B - 31

Business Rates: The rateable value is £15,000. For the rates payable please contact us or www.voa.gov.uk

Contact:

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