FOR SALE/TO LET

2,055 Sq Ft (190.91 Sq M)



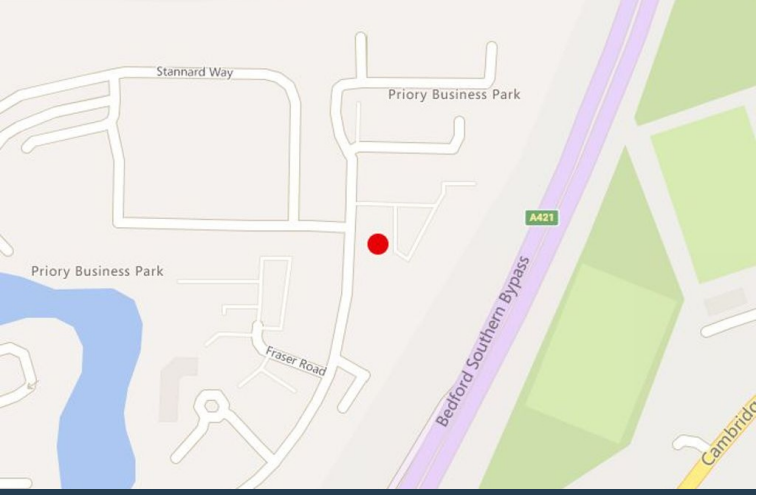
- Modern Two-StorEy Self-Contained Office
- Allocated Parking
- Open Plan and Private / Meeting Room Space
- Quick Access to A421

4 Abbey Court

Fraser Road, Priory Business Park, Bedford, MK44 3WH

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

BTG Eddisons







Location

- Abbey Court is a small development on Priory Business Park
- Located at the junction of the A421 Bedford Bypass and A603
- Offering fast access to the M1 (Junction 13), the A1 Black Cat Roundabout and Sandy
- Convenient links to the A6 and A600
- Approx 3 miles from Bedford town centre and 3.5 miles from the mainline railway station

what3words
///club.tens.assure

Google Maps
Click here

Description

- Modern office building providing self-contained office accommodation over ground and first floors. The ground floor comprises three individual office rooms / meeting rooms and the first floor is open-plan. There are WC and kitchen facilities to the ground floor and allocated parking to the front and side of the building.

Terms

The premises are held on a 125 year lease from August 2002 and available to purchase at a quoting price of £360,000.

Alternatively new lease terms can be agreed at a quoting rent of £30,000 per annum exclusive.

VAT is payable on the purchase price and rent. A service charge is payable for maintenance of the estate.

Accommodation (Net Internal Area*)

Total	**190.91 SQ M**	**2,055 SQ FT**

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

EPC: C - 66

Business Rates: The rateable value is £27,500. For the rates payable please contact us or www.voa.gov.uk

Estate Charge: Available on request

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