

TO LET

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Brickstone House
Stannard Way
Priory Business Park
Bedford
MK44 3JW

Individually Designed High-
Specification Office Building

7,415 SqFt (688.90 SqM)

- Open Plan & Private Offices
- Storage & Meeting Rooms
- Air Conditioned
- Extensive Landscaped Site
- Private 42 Space Car Park

Location

Priory Business Park is Bedford's prime office location. It is south of the town centre, with a local bus service, and just off the A421 dual carriageway, which has fast access to M1 J13 and A1 Black Cat Roundabout.

Description

Brickstone House is a high quality individually designed and built detached office building providing accommodation over three floors.

Terms

The premises are to be let on a new full repairing and insuring lease for a term to be agreed at a rent of £110,000 per annum exclusive.

VAT

Intending occupiers should satisfy themselves as to the incidence or otherwise of VAT on this transaction.

Business Rates

Rateable Value - £81,000

Interested parties are advised to contact the relevant Local Authority



DISCLAIMER

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EPC

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Accommodation

Brickstone House is set on a self-contained landscaped site, with a private 42 space car park and a detached storage building. The accommodation is air conditioned and, built around a central core. It has two staircases meaning it could easily be multi-occupied. A passenger lift services the ground and first floors.

On the ground and first floors are a series of open plan and private offices and meeting rooms. The main reception and staffroom are on the ground floor. There is a boardroom on the first floor. The second floor provides extensive storage space with potential for office use, subject to obtaining relevant building regulations.

Floor Area (NIA)

The property has been measured in accordance with the RICS Property Measurements Standard 2nd Edition

Accommodation	Sq M	Sq Ft
Ground Floor	249.24	2,682
First Floor	262.70	2,828
Second Floor	176.96	1,905
Total	688.90	7,415
External Storage Bldg (GIA)	24.8	267

Areas quoted are approximate and should not be held as 100% accurate.

Viewings

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