

TO LET



49 Mill Street, Bedford, MK40 3EU

845 – 10,733 SqFt (78.5 – 997.16 SqM)

**Purpose Built Office
Suites With Parking**

- Security Door Entry System
- 8 Person Passenger Lift
- Air Conditioning & Ventilation System
- Double Glazed Windows

Location

Mill Street is situated in the heart of Bedford Town Centre immediately to the east of the High Street.

Description

Open plan offices suites ideal for professional businesses seeking high quality town centre accommodation with parking.

Terms

The premises are to be let on a full repairing and insuring lease for a term to be agreed at a rental of:

Ground Floor Suite 1	£14,250 per annum exc
Ground Floor Suite 2	£37,750 per annum exc
First Floor Suite 3 & 4	£52,000 per annum exc
Second Floor Suite 5	£14,600 per annum exc
Second Floor Suite 6	£10,150 per annum exc

VAT

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

Business Rates

Rateable Values From 1st April 2023

Suite 1 £14,000

Suite 2 £30,500

Suite 3 £15,750

Suite 4 £29,750

Suite 5 £13,750

Suite 6 £9,600

Interested parties are advised to contact the relevant Local Authority.

EPC

This property's energy rating is C- 56.



Accommodation

Available individually or combined, the suites offer air conditioning and ventilation system, double glazed windows, security entry door system and an 8 person passenger lift.

Ladies and gents' facilities, kitchen and on site allocated secure parking.

The ground floor suites also benefit from a courtyard garden area.

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

Accommodation	Sq. M	Sq. Ft
Ground Floor Suite 1 - LET	110.2	1,186
Ground Floor Suite 2 - LET	292.36	3,147
First Floor Suite 3 & 4 - LET	403.0	4,338
Second Floor Suite 5 - AVAILABLE	113.1	1,217
Second Floor Suite 6 - AVAILABLE	78.5	845
Total	997.16	10,733

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

Service Charge

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

Viewings

For viewings and further information please contact:

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Suite 1



Suite 2



Suite 3



Suite 4



Suite 5



Suite 6

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