

TO LET



Suite A, Part Ground Floor, Lakeview House, Fraser Road, Priory Business Park, Bedford, MK44 3WH

3,465 Sq. Ft. (321.95 SqM)

£51,171 Per Annum Exclusive

**High Quality Air-Conditioned
Ground Floor Suite With
Exceptional Parking**

- Open Plan & Private Offices
- Storeroom & Server Room
- Full Access Floors
- Perimeter Trunking
- Suspended Ceilings
- Category II Lighting

Location

Lakeview House is located on Priory Business Park alongside the A421 Bedford Southern Bypass at the junction with the A603.

Description

Lakeview House is a high quality, individually built office building situated on a self contained site.

The accommodation comprises of a main open plan office together with a separate training/meeting room forming part of the ground floor. Within the main office area demountable partitioning has been used to create private offices and a staffroom. In addition to this there is a large storeroom and a computer server room.

The suite benefits from being air conditioned and has suspended ceilings with Category II lighting. There are raised access floors, perimeter trunking, fitted carpets and a security entry system.

Ladies, gents and disabled wc facilities plus a kitchen are located within the common parts.

There is an excellent allocation of on site car parking within the site.

Terms

The suite is to be let on a new effective full repairing and insuring sub-under lease until 1st September 2025 at a rent of £51,171 per annum exclusive.

VAT

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

Business Rates

Rateable Value – £41,000

Interested parties are advised to contact the relevant Local Authority.



Accommodation

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

Accommodation NIA	Sq M	Sq Ft
Ground Floor	321.95	3,465

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

Service Charge

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

EPC

D-100

Viewings

For viewings and further information please contact:

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