

TO LET



**Ground Floor 13A Stephenson Court, Priory
Business Park, Bedford, MK44 3WJ**

388 SqFt (36.04 SqM)

£7,500 Per Annum Exclusive

- Open Plan Office Suite
- Suspended Ceilings
- Category II Lighting
- On Site Allocated Car Parking

Location

Located on Priory Business Park which is situated approximately 3 miles south east of the county town of Bedford at the junction of the A421, Bedford Bypass and A603 Cardington Road.

Road Links

The Bedford Southern Bypass provides a direct link to junction 13 of the M1 and the A1.

Description

A modern open plan ground floor office suite.

Terms

The premises are to be let on an effective full repairing and insuring lease for a term to be agreed at a rental of £7,500 per annum exclusive.

Service Charge

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

VAT

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

Business Rates

Rateable Value – £TBC

Interested parties are advised to contact the relevant Local Authority.



Accommodation

Ground floor open plan office benefitting from suspended ceilings, Category II lighting, perimeter trunking and a shared fitted kitchen in the common parts, together with ladies & gents WC's.

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

Accommodation	Sq. M	Sq. Ft
Ground Floor	36.04	388
Total	36.04	388

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

EPC

This property's energy rating is B-46.

Viewings

For viewings and further information please contact:

Chandan Teji

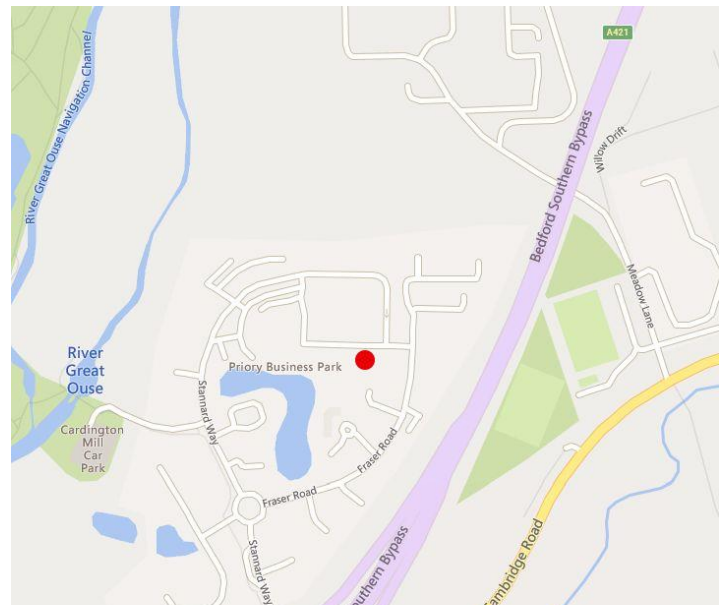
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