

TO LET



**First Floor Office, Bus Station Building, Allhallows, Bedford, MK40 1LT**

**1,485 SqFt (137.9 SqM)**

**£13,000 Per Annum Exclusive**

- Town Centre Location
- Multiple Suites Available For A Single Occupier
- WC & Kitchen Facilities
- Separate Entrance Via The Side
- Newly Decorated

## Location

The premises are located within Bedford Town Bus Station, with good access to the A4280 & A421 Bedford Southern Bypass which links to the M1 & A1. Bedford Railway Station is approx. 0.3 miles.

## Description

We are pleased to offer a newly refurbished, first-floor office space located in the heart of the town centre. This versatile property comprises multiple office suites, available exclusively as a single lease. The modern decor and strategic location make it an ideal setting for a professional business environment.

This opportunity is perfect for businesses seeking a cohesive office space with the benefits of a central and vibrant location.

## Terms

The premises are to be let on a full repairing and insuring lease for a term to be agreed, at a rental of £13,000 per annum exclusive.

## VAT

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

## Business Rates

Rateable Value – £TBC

Interested parties are advised to contact the relevant Local Authority.



## Accommodation

Key features include:

- Freshly renovated interiors with contemporary design
- Situated on the first floor for easy accessibility
- Central town location with high visibility and foot traffic

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

Accommodation	Sq. M	Sq. Ft
First Floor Office Suite	137.9	1,485
<b>Total</b>	<b>137.9</b>	<b>1,485</b>

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

## EPC

This property's energy rating is C-52.

## Viewings

For viewings and further information please contact:

### Chandan Teji

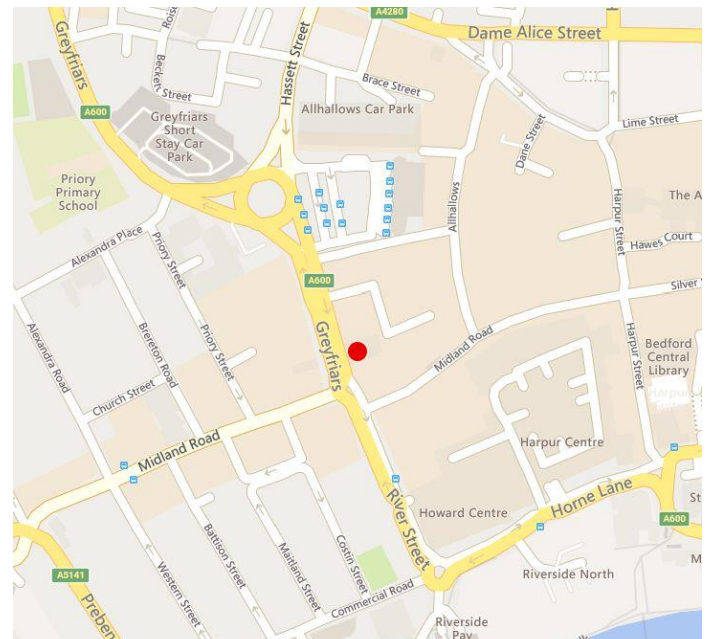
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