

# TO LET



## **Ebenezer House, First Floor Office Rooms 4 & 5, 2-10 St. Johns Street, Bedford, Bedfordshire, MK42 0DH**

**959 SqFt (89.14 SqM)**

**Room 4 - £2,000 Per Annum Exclusive  
Room 5 - £11,000 Per Annum Exclusive  
Combined For £13,000 Per Annum Exclusive**

- Open Plan Office Space
- Shared WC & Kitchen Facilities
- Parking Available On Separate Terms
- Security Entrance System
- Walking Distance to Town Centre

## Location

Ebenezer House is situated on the corner of St Johns Street and Cardington Road, approximately 0.25 miles from Bedford Town Centre and 1 mile from Bedford's main railway station.

## Description

Office room occupy the first floor of a purpose built 3 storey detached office building conveniently located. The building benefits from a passenger lift, air conditioning, double glazed windows, 3 compartment perimeter trunking and suspended ceilings with recessed Cat II lighting. Parking is available at £600 per annum plus VAT per space.

## Terms

The office suites can be taken as combined or separately on an effective full repairing and insuring lease for a term to be agreed at a rental of £2,000 - £11,000 per annum exclusive. Or both for £13,000 per annum.

## Service Charge

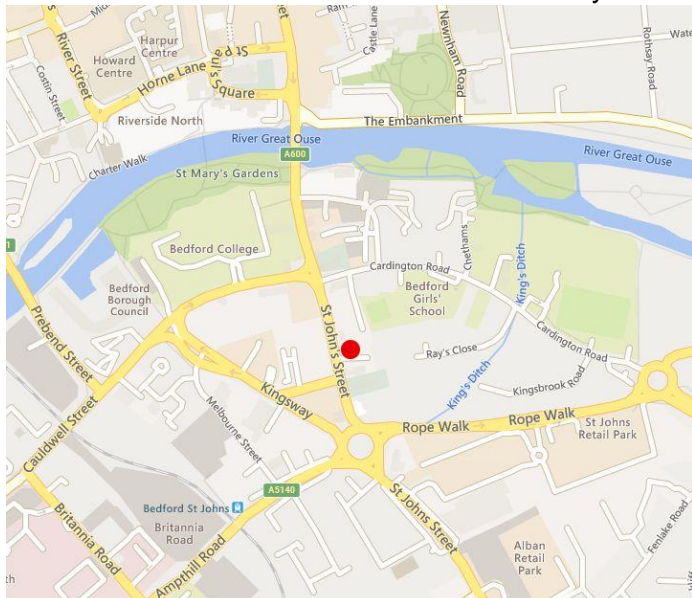
The landlord collects an estate service charge for the provision maintenance and repair of the common areas and facilities.

## VAT

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

## Business Rates

Rateable Value – £8,500. Interested parties are advised to contact the relevant Local Authority.



## Accommodation

The unit comprises of air conditioned office suite, double glazed windows, dado rail perimeter trunking, parking spaces and a security entrance system.

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

Accommodation	Sq. M	Sq. Ft
First Floor Room 4	8.77	94
First Floor Room 5	80.37	865
<b>Total</b>	<b>89.14</b>	<b>959</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:

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