

TO LET



1st Floor Office, 17 Kingsway, St Johns Avenue, Bedford, MK42 9BJ

757 SqFt (70.35 SqM)

£9,500 Per Annum Exclusive

- Open Plan Office Space
- WC & Kitchen Facilities
- Parking Available
- Walking Distance To The Town Centre

Location

The premises are located on the corner of St Johns Street & Amptill 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 office building conveniently located. The building benefits from, air conditioning, double glazed windows, 3 compartment perimeter trunking and suspended ceilings with recessed Cat II lighting.

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 £9,500 per annum exclusive.

VAT

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

Business Rates

Rateable Value – £8,300.

Interested parties are advised to contact the relevant Local Authority.



Accommodation

Open plan office space located on the first floor, with shared WC and kitchen facilities. Parking available.

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

Accommodation	Sq. M	Sq. Ft
Ground Floor	70.35	757
Total	70.35	757

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

EPC

This property's energy rating is D- 96.

Viewings

For viewings and further information please contact:

Chandan Teji

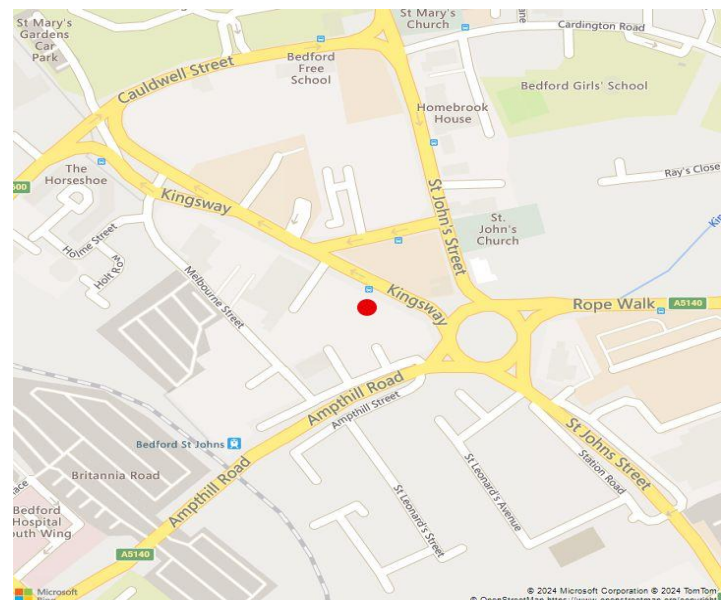
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