

TO LET

465 Sq Ft (43.2 Sq M)

- Self Contained Building
- Located In A Quiet Residential Area
- Double Glazed Windows & Air Conditioning
- Suitable For Wide Range of Uses (subject to landlords consent)

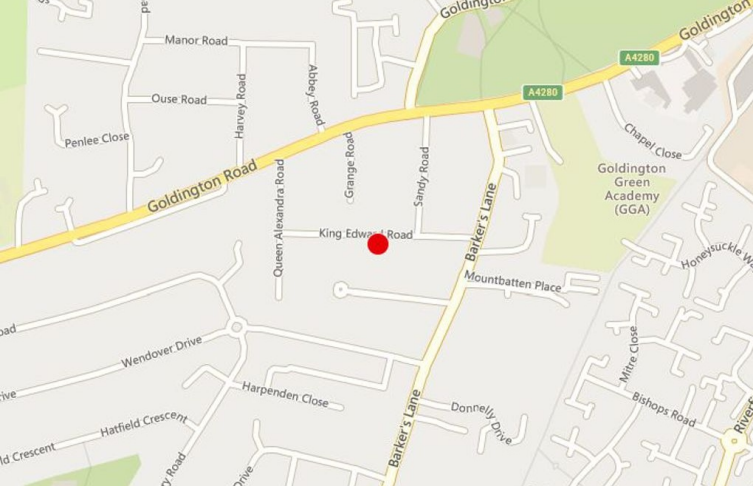


1A King Edward Road

Bedford, MK41 9SF

Contact: Enza Marinaro or Charlotte Beard
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eddisons.com





Location

- The property is located on King Edward Road in Bedford, just off Goldington Road (A4280) and approximately 1.8 miles to the town centre.
- The location benefits from quick access to the A421 Bedford Bypass approximately 2 miles to the west which links the A1 at the Black Cat Roundabout to the M1 at Junction 13.
- Bedford benefits from a main line train station approximately 2.5 miles to the west as well as bus station in the centre of town.
- The immediate area is primarily residential with no parking restrictions. There are several convenience stores within walking distance and a Tesco super market within 0.5 miles.

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 Google Maps

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Description

- A rarely available office comprising four separate rooms plus WC with off road parking for one car
- The building would suit a variety of commercial users (subject to landlords consent).
- Other benefits include recently replaced roof covering, air conditioning that heats and cools, electrics and lighting.
- Kitchen unit with fridge, new water heater and new ceiling heater

Terms

Available by way of a FRI lease for a term to be agreed at a rental of £12,500 per annum. We understand VAT is not payable.



Accommodation

Total	43.2 SQ M	465 SQ FT
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*The property has been measured in accordance with the RICS Property Measurements Standard 8th Edition

EPC: B-36

Business Rates: The Rateable Value is £3,800. For the rates payable, please contact www.voa.gov.uk

Contact:

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