

## Leasehold

### Third Floor, Graylaw House, 21 Goldington Road, Bedford MK40 3JY



£15.00 per Sq Ft per annum exclusive



1,900 Sq Ft / 176.51 Sq M



Third floor office suite located in a self contained purpose built office building, refurbished to a high standard.



Mainly open plan office accommodation with benefits including suspended ceilings and recessed lighting with double glazed power coated windows to the front and rear elevations and air conditioning units. Male and female toilets to alternate floors with shower room and a 4 person lift.



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### Location

Graylaw House is located in Goldington Road, the main A428 road through the town linking Cambridge to Northampton and the M1 and A1.

The historic market town of Bedford with its attractive riverside frontage is centrally located to London, Oxford, Cambridge and Milton Keynes. Bedford is located approximately 50 miles north of London, 10 miles east from Junction 13 of the M1 motorway accessed via the A421, and 9 miles west of the A1 via the A428 and A603.

### Terms & Tenure

The third floor office suite is available to let on new terms at a rental of £28,500 per annum exclusive.

### Accommodation

Third Floor	176.5 sq m	1,900 sq ft
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### EPC

The EPC rating for the property is 79 - Band D.

### Rates

Rateable Value £15,500. The rates payable may be affected by transitional arrangements. Interested parties should call the local Rating Authority for further advice.

### VAT

All figures are quoted exclusive of VAT, purchasers and lessees must satisfy themselves as to the applicable VAT position, seeking appropriate professional advice.

### Costs

Each party is to be responsible for their own legal costs.

### Viewing

Strictly by appointment only please contact:

Giles Ferris [giles.ferris@stimpsonseves.co.uk](mailto:giles.ferris@stimpsonseves.co.uk)

Joanne McGirl [joanne.mcgirl@stimpsonseves.co.uk](mailto:joanne.mcgirl@stimpsonseves.co.uk)