


For further information  
please contact:


01234 341311


Graylaw House, 21  
Goldington Road,  
Bedford, MK40 3JY


## To Let

### Armour House, Duke Street, Bedford, MK40 3HR

 £12,000 Per Annum

 374 Sq Ft / 34.74 Sq M

 Self contained ground floor office building,  
comprising of entrance hall, two separate  
office rooms and kitchen and w.c.

 There are two tandem parking spaces  
available nearby.



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## Armour House, Duke Street, Bedford, MK40 3HR

### Location

Duke Street is located off Mill Street, which is situated immediately adjacent to the High Street and offers a mixed commercial community of offices, retail and public houses.

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 premises are to be let on new terms to be agreed at a rental of £12,000 per annum exclusive.

### Accommodation

Office	34.74 sq m	374 sq ft
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### EPC

The EPC rating for the property is 111 - Band E.

### Rates

Rateable Value £3,950. 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:

Richard Evans [richard.evans@stimpsonseves.co.uk](mailto:richard.evans@stimpsonseves.co.uk)

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