

# TO LET

**>D** KirkbyDiamond



Unit F Franklin Court  
6 Stannard Way  
Priory Business Park  
Bedford  
MK44 3JZ

A Modern Self Contained  
Detached Office Building  
5,090 Sq Ft (472.88 Sq M)

- Open Plan & Private Offices
- Comfort Cooling
- Staffroom
- Allocated Private Car Parking

## Location

The premises are located on Franklin Court at Stannard Way on the Priory Business Park which is situated alongside the A421 Bedford Bypass at the junction with the A603.

Bedford town centre is approx. 3.1 miles and the mainline railway station 3.5 miles.

## Description

A modern detached two storey self contained office building constructed of brick and block walls beneath a pitched tiled roof.

The offices are of an open plan design and benefit from double glazed windows and doors.

Allocated parking is located to the front and side of the building.

## Terms

The premises are to be let on a new full repairing and insuring lease for a term to be agreed at a rent of £71,260 per annum exclusive.

## EPC

C (72)

## Business Rates

Rateable Value £43,500

Applicants to make their own enquiries.

## Accommodation

The accommodation is mainly open plan but has demountable partitioning creating private offices and a meeting room.

There are also kitchen facilities and toilets on both floors. Carpets are fitted and the offices have suspended ceilings with recessed lighting. Heating is provided by a gas fired radiator central heating system. There are also ceiling mounted comfort cooling units and perimeter trunking. There are 20 parking spaces situated adjacent to the building.

Uses other than offices which fall into the new 'E' class may be considered.

## Floor Area (NIA)

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

Accommodation	Sq Ft	Sq M
Ground Floor	2,505	232.74
Ground Floor	2,585	240.14
Total	5,090	472.88

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

## Viewings

For further details please contact;

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