


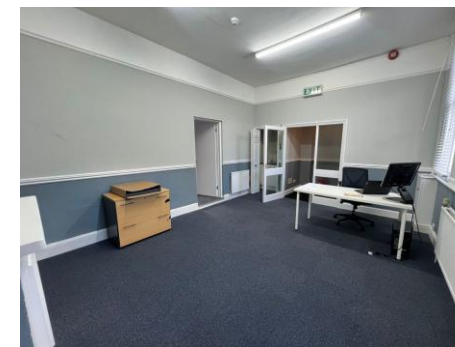
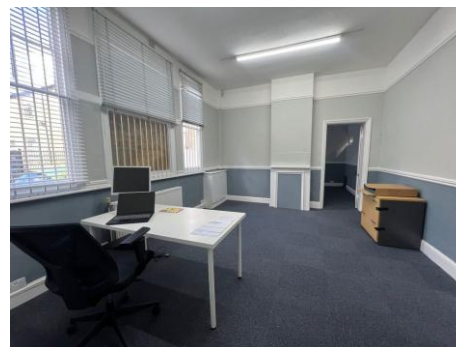
## To Let

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

 £10,200 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.





For further information  
please contact:

01234 341311

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

## 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

### Terms & Tenure

The premises are to be let on new terms to be agreed at a rental of £10,200 per annum exclusive.

### Accommodation

Office      34.74 sq m    374 sq ft

### 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.

### EPC

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

### VAT

All figures are quoted exclusive of VAT, purchasers and lessees must satisfy themselves as to the applicable VAT position,

### Costs

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

### Viewing

Strictly by appointment only please contact:

Alisha Fhalora [alisha.fhalora@stimpsonseves.co.uk](mailto:alisha.fhalora@stimpsonseves.co.uk)

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