

# TO LET

488 Sq Ft (45.37 Sq M)

- Recently Refurbished, Two-Storey Commercial Unit
- Newly decorated flooring, LED lights, windows, gates
- CCTV in operation
- Kitchen and WC Facilities
- Outside Store Room with Power, Light and Smoke Detection



42A Gladstone Street

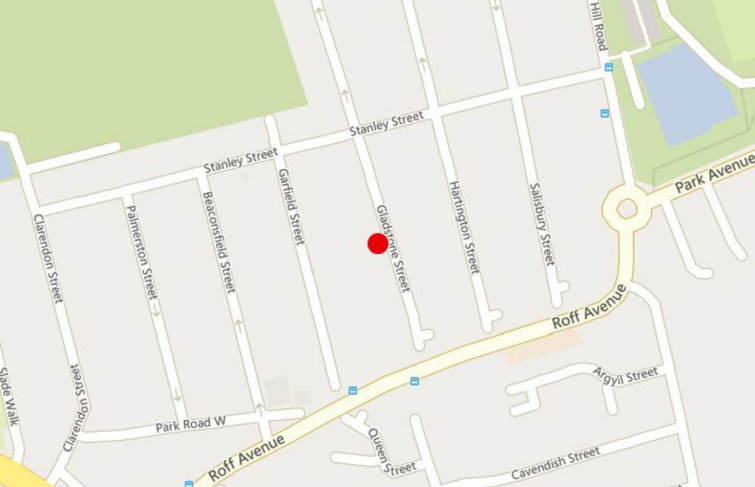
Bedford, MK41 7RR

 **KirkbyDiamond**

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[kirkbydiamond.co.uk](http://kirkbydiamond.co.uk)



## LOCATION

- The unit is located on Gladstone Street, Bedford amongst residential property with on road parking available.
- 0.6 miles to Bedford Railway Station
- 1 mile to Bedford Bus Station
- 0.5 miles from A6 Road, 3 miles from A421 and 7 miles from M1

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 Google Maps

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## DESCRIPTION

- Newly refurbished unit arranged over two floors which includes kitchen and toilet, 11 wired data network points, and external lighting, ideal for small businesses.
- This unit benefits from air conditioning (heating and cooling), electric water heating, well-insulated, high EPC rating, and fully redecorated with new flooring.
- There are new windows and doors with one-way privacy film, front and secondary gates, CCTV with two-way audio, and secure outdoor storage.
- Light-filled interior with three Velux windows on the first floor, newly rewired with LED and emergency lighting throughout.

## TERMS

Available by way of a new FRI lease for a term to be agreed at a rent of £8,000 per annum exclusive. VAT is payable.

## ACCOMMODATION

Ground Floor	23.78 SQ M	256 SQ FT
First floor	21.58 SQ M	232 SQ FT
<b>Total</b>	<b>45.37 SQ M</b>	<b>488 SQ FT</b>

\*The property has been measured in accordance with the RICS Property Measurements Standard 6th Edition

EPC: B-48

**Business Rates:** The Rateable Value is £3,700 per annum. For the rates payable, please contact [www.voa.gov.uk](http://www.voa.gov.uk)

## CONTACT:

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