

TO LET

66 – 1,484 SQFT (6.13 – 137.9 SQM)

**FROM £1,200 TO £7,960 PER ANNUM
EXCLUSIVE**

- Town centre location
- Multiple suites available for a single occupier
- WC & kitchen facilities
- Separate entrance via the side
- Newly decorated



BEDFORD BUS STATION
FIRST FLOOR OFFICE, ALLHALLOWS, BEDFORD, MK40 1LT

Contact: Joshua Parello or Charlotte Beard
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eddisons.com





LOCATION

- The premises are located within the Bedford Town Bus Station
- Good access to the A4280 & A421 Bedford Southern Bypass which links to the M1 & A1
- Bedford Railway Station is approximately 3 miles.

DESCRIPTION

- We are pleased to offer a newly refurbished, first floor office space located in the heart of the town centre.
- This versatile property comprises multiple office suites.
- The modern decor and strategic location make it an ideal setting for a professional business environment.
- Freshly renovated interiors with contemporary design
- Situated on the first floor for easy accessibility. Central town location with high visibility and foot traffic



TERMS

The premises are to be let on an effective full repairing and insuring lease for a term with utilities to be included.

Room 1	£7,960 per annum
Room 2	£3,180 per annum
Room 3	£2,880 per annum
Room 4	£1,200 per annum
Room 5	£3,250 per annum
Room 6	£6,560 per annum
Room 7	£3,240 per annum
Room 8	£1,320 per annum

BUSINESS RATES

Rateable Value – £TBC. Interested parties are advised to contact the relevant Local Authority.

EPC

C-52

ACCOMODATION

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

Accommodation	Size (GIA)
Room 1	36.97 sqm (398 sqft)
Room 2	14.77 sqm (158 sqft)
Room 3	13.37 sqm (144 sqft)
Room 4	4.8 sqm (52 sqft)
Room 5	16.35 sqm (176 sqft)
Room 6	30.47 sqm (328 sqft)
Room 7	15.05 sqm (162 sqft)
Room 8	6.13 sqm (66 sqft)

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

VIEWING:

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