

TO LET

138-5,185 SQ FT
(12.82-481.41 SQ M)

- › Serviced Office Suites
- › Reception Staff
- › Facilities On-Site
- › Good Access Links
- › Parking Spaces Included



Bedford Heights
Manton Lane, Bedford, MK41 7PH

Contact: Joshua Parello or Charlotte Beard
Tel: 01234 905128
eddisons.com





Location

- › The site is situated half a mile from Bedford Town Centre.
- › Allows easy access to the M1 and A1
- › Approx. 1 mile from Bedford Train Station

Description

- › The offices are open plan and can be taken combined or occupied individually.
- › The property has an on-site centre; café and catering; full time facility management; reception support; lounge area and courtyards; 24-hour access; and a large conference and meeting venue with full AV facilities.
- › Please contact us for additional costs including service charge, business rates, building insurance and utilities.

 what3words

///tender.priced.mile

 Google Maps

Click here



Terms

Available by way of a new FRI lease for a term to be agreed. VAT is payable.

Unit	Rent	SC
102	£5,593 per annum	TBC
112	£7,412 per annum	TBC
177	£4,624 per annum	TBC
181	£10,795 per annum	TBC
205	£4,914 per annum	£2,106
216	£92,548 per annum	£46,638
301	£19,566 per annum	£9,783
303	£21,276 per annum	£10,638
326	£3,743 per annum	£1,773
330	£2,622 per annum	£1,242
411	£5,508 per annum	£2,754
413	£7,245 per annum	£3,726
419	£4,161 per annum	£1,971
421	£5,094 per annum	£5,094
429	£3,648 per annum	£1,728

EPC

D-79

Business rates

Business rates available upon request.

Accommodation (Net/Gross Internal Area*)

Unit	Size	Available
102	329 Sq Ft	Now
112	436 Sq Ft	Now
177	272 Sq Ft	Now
181	635 Sq Ft	Now
205	234 Sq Ft	Now
216	5,182 Sq Ft	Now
301	1,087 Sq Ft	TBC
303	1,182 Sq Ft	Now
326	197 Sq Ft	Oct
330	138 Sq Ft	Now
411	306 Sq Ft	Now
413	414 Sq Ft	Dec
419	219 Sq Ft	1 Aug
421	283 Sq Ft	Now
429	192 Sq Ft	31 Jul

Contact:

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