

TO LET

1,697 Sq Ft (157.65 Sq M)

- › Town centre location
- › Private entrance, kitchen and WC facilities
- › Open plan and suitable for a wide range of uses (subject to planning)
- › Newly refurbished



First Floor Office

Midland Road, Bedford, MK40 1PL

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





Location

- Midland Road forms part of the main pedestrianised area of Bedford town centre. The property is located directly opposite the main entrance the Harpur Centre (Bedford's main shopping centre)
- Within easy walking distance of Bedford's bus and train stations.
- Several multi storey car parks nearby



Click here



Description

- A rarely available town centre commercial unit available to lease on new terms and suitable for use as an office or alternative uses such as training or leisure (subject to planning)
- Comprising entrance lobby with stairs to first floor landing. Mostly open plan with kitchen, male and female WC facilities.
- Large window creating a bright and spacious feel. New suspended ceiling with LED lighting.
- Nearby occupiers include H Samuel, Costa, Santander, Primark, Specsavers, Tesco.

Terms

Available by way of a new FRI lease for a term to be agreed at a rent of £20,000 per annum exclusive.

Accommodation (Gross Internal Area*)

Total **157.65 SQ M** **1,697 SQ FT**

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

Service Charge: Available upon request

Contact:

JOSHUA PARELLO

07951 613205 joshua.parello@eddisons.com

CHARLOTTE BEARD

07990 048182 charlotte.beard@eddisons.com