

TO LET

736 – 1,472 Sq Ft

(68.37 – 136.75 Sq M)

- › Open Plan Office Suite
- › Suspended Ceilings
- › Potential for 1,472 of office space
- › 3 Allocated Parking Spaces



9a Stephenson Court

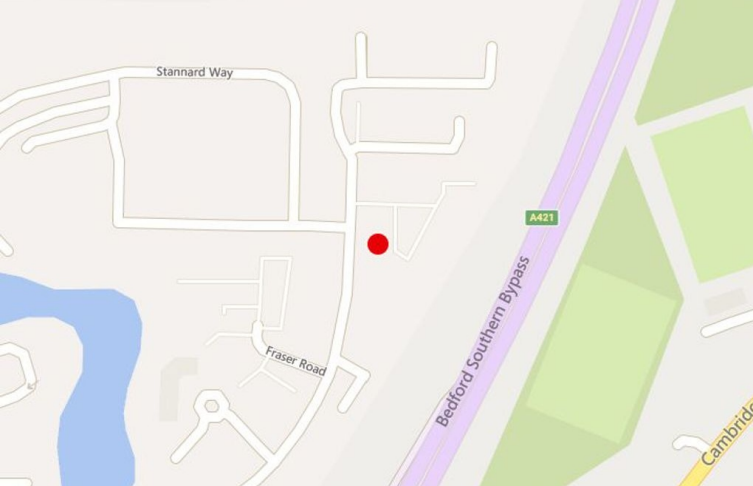
Fraser Road, Priory Business Park, Bedford, MK44 3WH

Contact: Joshua Parelo or Charlotte Beard

Tel: 01234 905128

eddisons.com





Location

- Located on Priory Business Park which is situated approximately 3 miles southeast of the county town of Bedford at the junction of the A421, Bedford Bypass and A603 Cardington Road
- The Bedford Southern Bypass provides a direct link to junction 13 of the M1 and the A1.
- Good Access links including A421, Bedford Bypass and A603 Cardington Road



Click here



Description

- Ground floor, open plan, office suite.
- Potential for 1,472 of office space
- Communal kitchenette and toilet facilities.

Terms

The premises are to be let on a new effective full repairing and insuring lease for a term to be agreed at a rent of £11,000 per annum exclusive.

Accommodation (Gross Internal Area*)

9a	68.37 SQ M	736 SQ FT
10a	68.37 SQ M	736 SQ FT
Total	136.75 SQ M	1,472 SQ FT

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

EPC: The property has an EPC rating of B – 47

Business Rates: The rateable value is £11,000. For the rates payable please contact us or www.voa.gov.uk

Service Charge: There is a contribution towards common part and external repair and maintenance.

Estate Charge: There is a contribution towards shared external repair and maintenance of the estate.

Contact:

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