

TO LET/MAY SELL - Individually Built 3 Storey Self Contained Office Building



2,950 SqFt (274.06 SqM)

Enterprise House, 4-6 Union Street, Bedford, MK40 2SG



Bedford Town Centre
Approx. 0.6 miles



Good Access to A421
Bedford Bypass,
A428/A4280 and the A6



Bedford Railway Station
Approx. 0.6 miles



Individual Office Building,
Open Plan & Managers
Offices, Recessed Lighting,
Suspended Ceilings, Ladies
& Gents WC Facilities



10 Space Private Car Park



Leasehold - £33,000 per
annum exclusive

Consideration may be given
to the freehold sale, at offers
in the region of £400,000
exclusive



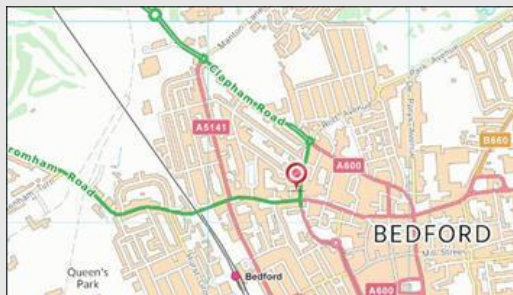
Location

- Enterprise House is situated on Union Street (A6) close to the junction with Bromham Road (A4280) close to Bedford Town Centre, Bus Station and mainline Railway Station providing a regular service to London St Pancras/Kings Cross



Description

- Enterprise House is an individually built 3 storey self contained office building situated with a short distance of Bedford town centre, bus station and the mainline railway station
- It is of an open plan design with management offices on the first and second floors and a kitchen on the first floor
- To the rear is a private car park with 10 spaces
- The building benefits from a gas fired radiator central heating system



Specification

- Individual Office Building
- Open Plan & Managers Offices
- Recessed Lighting
- Suspended Ceilings
- Ladies & Gents WC Facilities
- 10 Space Private Car Park
- Close To Town Centre & Railway Station
- EPC – D (98)



Floor Area (Net Internal Area)

The property has been measured in accordance with the RICS Property Measurement Standards (Second Edition)

Ground Floor:	88.2 SqM	949 SqFt
First Floor:	100.0 SqM	1,076 SqFt
Second Floor:	87.4 SqM	941 SqFt

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



Terms

- Leasehold - £33,000 per annum exclusive
- Freehold - Consideration may be given to the freehold sale, at offers in the region of £400,000 exclusive
- Service Charge: Applicable
- VAT: Applicable at the appropriate rate
- The premises are to be let on a new full repairing and insuring lease for a term to be agreed. Consideration may be given to the sale of the freehold interest



Business Rates

- Current Rateable Value: £22,750
- Interested parties are advised to make their own enquiries.



Viewing

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