

TO UNDER LET - High Quality Air Conditioned Ground Floor Office Suite With Parking



1,351 SqFt (125.51 SqM)

Part Ground Floor Lakeview House, Fraser Road, Priory Business Park, Bedford, MK44 3WH



Bedford Town Centre
Approx. 3.2 miles



Immediate access to A421
Bedford Bypass and A603



Bedford Railway Station
Approx. 3.6 miles



Open Plan Offices, Double
Glazed Windows, Full
Access Floors, Perimeter
Trunking, Air Conditioning,
Suspended Ceilings,
Category II Lighting



Private Gated Parking



Leasehold: £20,000 pax.



Location

- Lakeview House is located on Priory Business Park alongside the A421 Bedford Southern Bypass at the junction with the A603



Description

- Lakeview House is a high quality, individually built office building located at Priory Business Park
- The accommodation comprises of a main open plan office together with a separate training/meeting room forming part of the ground floor
- The suite benefits from being air conditioned and has suspended ceilings with Category II lighting
- There are raised access floors, perimeter trunking, fitted carpets and a security entry system
- Ladies, gents and disabled wc facilities plus a kitchen are located within the common parts
- There is private on site car parking



Specification

- Open Plan Office
- Double Glazed Windows
- Perimeter Trunking
- Air Conditioning
- Suspended Ceilings
- Category II Lighting
- Meeting Room
- EPC Rating - TBA



Floor Area (Net Internal Area)

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

Ground Floor 125.60 SqM 1,351 SqFt

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



Terms

- Leasehold: £20,000 pax.
- Service Charge: Applicable
- VAT: Applicable at the appropriate rate
- The suite is to be let on an effective full repairing and insuring lease until 1st September 2025. There will be a rent review on 1st October 2020 in line with the rent review in the head lease



Business Rates

- Current Rateable Value: TBA
- Interested parties are advised to make their own enquiries.



Viewing

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