

BEDFORD HEIGHTS

# A BUSINESS DESTINATION

Contemporary workspace for  
companies of all sizes



WORKSPACE | CAFÉ | CONFERENCE | HOTEL | GYM



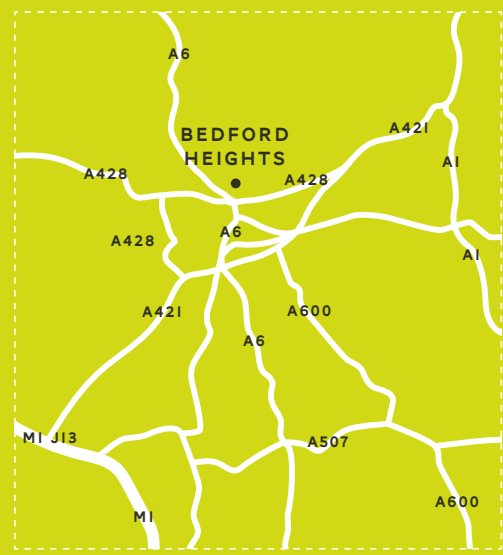
BEDFORD HEIGHTS



LOUNGE



## BEDFORD HEIGHTS



**BEDFORD HEIGHTS**  
**MANTON LANE**  
**BEDFORD**  
**BEDFORDSHIRE**  
**MK41 7PH**

### RAIL TIMES

St Pancras International 32 mins  
 Source: National Rail Enquiries

### DRIVE TIMES

Bedford town centre	1.9 miles	7 mins
A1	9.5 miles	21 mins
M1 junction 13	12.4 miles	15 mins

### DIRECTIONS

Bedford Heights Business Centre provides convenient access to the main arterial routes via the M1, A1 and A6.

### IF USING A SAT NAV

If using a sat nav please type in Brickhill Drive and not the postcode (our postcode takes you to the loading bay on Manton Lane rather than the car park on Brickhill Drive).

### BY TRAIN

Bedford Station is 1 mile away. The Thameslink line links Brighton and Gatwick directly to Bedford Station, via St Pancras International. Midland Mainline runs services between St Pancras and the Midlands.

For further information please get in touch:  
**Tel 01234 244 500**  
**GENERAL ENQUIRIES**  
 offices@bedfordheights.co.uk

Luton airport	30 miles	45 mins
M25 junction 21	57 miles	60 mins

Source: The AA Route Planner



# BUSINESS SPACE TO LET

For more information please get in contact:

**RICHARD LAST**

Brown and Lee

**TEL 01908 508 100**

[richard.last@brownandlee.com](mailto:richard.last@brownandlee.com)



**BEDFORD HEIGHTS**

**WWW.BEDFORDHEIGHTS.CO.UK**





## BEDFORD HEIGHTS

### BEDFORD HEIGHTS BUSINESS CENTRE

#### AVAILABLE SPACE

Unit	Size	Rent p.a.	Service Charge p.a.	Business Rates p.a. (est)	Electricity p.a.	Buildings Insurance p.a.	Car Park Allocation
115	1,749 sq ft	£22,737	£9,304.68	£8000	£3498	£507.67	5 spaces
125	5,122 sq ft	£66,586	£27,249.04	£12,695	£9,900	£1,469	15 spaces
216	5,184 sq ft	£67,392	£27,578.88	£13,000	£10,368	£1590.65	15 spaces
<b>217</b>	<b>2,600 sq ft</b>	<b>£33,800</b>	<b>£13,832.00</b>	<b>£9,121</b>	<b>£5,000</b>	<b>£805</b>	<b>7 spaces</b>
229	2,600 sq ft	£33,800	£13,832.00	£9,121	£5,000	£805	7 spaces
321	663 sq ft	£8,619	£3,527.16	N/A	£1,326	£207	2 spaces

#### VERVE DEVELOPMENTS LTD

Bedford Heights, Brickhill Drive, Bedford, MK41 7PH T 01234 244 500 E info@bedfordheights.co.uk W www.bedfordheights.co.uk

Registered Address: Verve Developments Ltd, 2-3 Woodstock Street, London W1C 2AB. Registered No 4377912. VAT No 740541948.



## BEDFORD HEIGHTS

403	324 sq ft	£4,212	£1,723.68	N/A	£650	£105	1 space
408	309 sq ft	£4,017.00	£1,643.88	N/A	£618	£100	1 space
421a	221 sq ft	£2,873.00	£1,175.72	N/A	£442	£70	1 space
426	350 sq ft	£4550.00	£1862.00	N/A	£700	£110	1 space

- Service charge is estimated at £5.32 psf pa
- Electricity is estimated at c. £2.00 psf pa
- Car park allocation is at the ratio of 1:345 sq ft
- Buildings insurance is based on the premium to 31<sup>st</sup> December 2020
- Prices correct at July 2020
- All costs subject to VAT
- Units highlighted in red are under offer or Heads of Terms agreed

### VERVE DEVELOPMENTS LTD

Bedford Heights, Brickhill Drive, Bedford, MK41 7PH T 01234 244 500 E info@bedfordheights.co.uk W www.bedfordheights.co.uk

Registered Address: Verve Developments Ltd, 2-3 Woodstock Street, London W1C 2AB. Registered No 4377912. VAT No 740541948.