







**TO LET/FOR SALE A Purpose Built 3 Storey Office Building With A Large Private Car Park**



**7,584 sq ft (704.62 sq m)**

**Stewart House, Bromham Road, Bedford, MK40 2AQ**



-  Bedford Town Centre approx. 0.5 miles
-  Immediate access to the A4280 with road access to A421 Bedford Bypass, A428 & A6
-  Bedford Railway Station approx. 0.25 miles
-  Kitchen Facilities, Open Plan & Private Offices, Category II Lighting, Suspended Ceilings, Telecoms, Gas Radiator Central Heating System, Ladies & Gents WC, Disabled WC Facilities
-  Private Car Park
-  Freehold: Offers in Excess of £1,600,000 exclusive  
Leasehold: By negotiation dependent on the area taken.



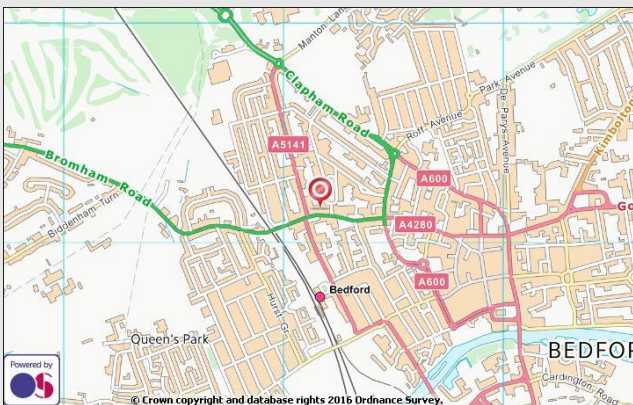
### Location

- Stewart House is prominently situated on a corner site located on the A4280 Bromham Road
- Immediate access to the A4280 with good access to the A6, A428 & A421 & Bedford Bypass



### Description

- Stewart House is a purpose built 3 storey office building located on a prominent corner site convenient for the town centre, railway station and main road network around Bedford
- The accommodation is open plan in design with partitioning used to create private offices and meeting rooms



Misrepresentations Act:

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### Specification

- Open Plan & Private Offices
- Passenger Lift
- Kitchenettes/Staff Room
- Central Heating System
- Suspended Ceilings
- Category II Lighting
- Ladies, Gents & Disabled WC Facilities
- 24 Space Private Car Park
- EPC Rating – D (94)



### Floor Area (Net Internal Area)

Ground Floor Suite A:	114.98 sq m	1,238 sq ft
Ground Floor Suite B:	107.96 sq m	1,162 sq ft
First Floor Suite C:	133.12 sq m	1,433 sq ft
First Floor Suite D:	106.81 sq m	1,150 sq ft
Second Floor Suite E:	131.61 sq m	1,416 sq ft
Second Floor Suite F:	110.14 sq m	1,185 sq ft
<b>Total:</b>	<b>704.62 sq m</b>	<b>7,584 sq ft</b>

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



### Terms

- Freehold: Offers in Excess of £1,600,000 exclusive
- VAT: Applicable at the appropriate rate



### Business Rates

- Rateable Value: £74,500

Interested parties are advised to make their own enquiries.



### Viewing

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