

For further information
please contact:

01234 341311

Graylaw House, 21
Goldington Road,
Bedford, MK40 3JY

To Let

First Floor Office Suite, 15 Grove Place, Bedford, MK40 3JJ

 £6,500 Per Annum

 307 Sq Ft / 28.52 Sq M

 First floor office suite comprising of 2 office rooms.

 The suite benefits from air conditioning, central heating, new carpets and recently redecorated. There are communal w.c. and kitchen facilities.



For further information
please contact:

01234 341311
Graylaw House, 21
Goldington Road,
Bedford, MK40 3JY

First Floor, 15 Grove Place, Bedford, MK40 3JJ

Location

Grove Place is located close to Bedford Town Centre and is an area which offers a mixed commercial community of offices, retail and public houses.

The historic market town of Bedford with its attractive riverside frontage is centrally located to London, Oxford, Cambridge and Milton Keynes. Bedford is located approximately 50 miles north of London, 10 miles east from Junction 13 of the M1 motorway accessed via the A421, and 9 miles west of the A1 via the A428 and A603.

Terms & Tenure

The premises are to be let on new lease terms at a rental of £6,500 per annum. The rent includes electrics, use of common parts and cleaning of the common parts.

Accommodation

28.5 sq m (307 sq ft)

Rates

Rateable Value £2,500. The rates payable may be affected by transitional arrangements. Interested parties should call the local Rating Authority for further advice.

EPC

The EPC rating for the property is 101 - Band E.

VAT

All figures are quoted exclusive of VAT, purchasers and lessees must satisfy themselves as to the applicable VAT position, seeking appropriate professional advice.

Costs

Each party is to be responsible for their own legal costs.

Viewing

Strictly by appointment only please contact:

Joshua Parello joshua.parello@stimpsonseves.co.uk

Joanne McGirl joanne.mcgirl@stimpsonseves.co.uk

