

TO LET

736 Sq Ft (68.37 Sq M)

- Open Plan Office Suite
- Suspended Ceilings
- Category II Lighting
- 3 Allocated Parking Spaces



10A Stephenson Court

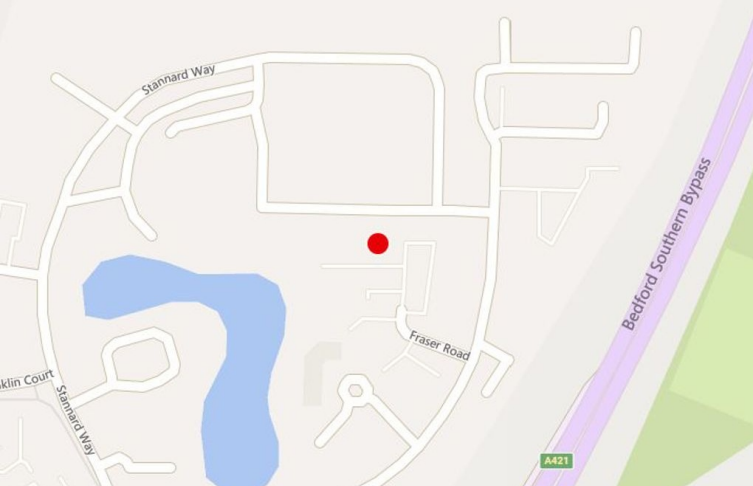
Fraser Road, Priory Business Park, Bedford, MK44 3WH

 **KirkbyDiamond**
Part of  BTG Eddisons

Contact: Joshua Parello or William Fountaine

Tel: 01234 905128

kirkbydiamond.co.uk



LOCATION

- Located on Priory Business Park which is situated approximately 3 miles southeast of the county town of Bedford at the junction of the A421, Bedford Bypass and A603 Cardington Road
- The Bedford Southern Bypass provides a direct link to junction 13 of the M1 and the A1.
- Good Access links including A421, Bedford Bypass and A603 Cardington Road

 what3words

[///sums.join.motion](https://sums.join.motion)

 Google Maps

[Click here](#)



DESCRIPTION

- Ground floor, open plan, office suite.
- Recently redecorated and newly carpeted.
- Modern LED lighting, A/C and electric heating.
- Communal kitchenette and toilet facilities.

TERMS

The premises are to be let on a new effective full repairing and insuring lease for a term to be agreed at a rent of £11,000 per annum exclusive.

ACCOMMODATION

Total	68.37 SQ M	736 SQ FT
--------------	-------------------	------------------

*The property has been measured in accordance with the RICS Property Measurements Standard 6th Edition

Business Rates: The rateable value is £11,000. For the rates payable please contact us or www.voa.gov.uk

Service Charge: There is a contribution towards common part and external repair and maintenance. This is currently £645 per annum.

Estate Charge: There is a contribution towards shared external repair and maintenance of the estate. This is currently £789.92 per annum.

CONTACT:

 **JOSHUA PARELLO**
[07951 613205 joshua.parello@kirkbydiamond.co.uk](mailto:joshua.parello@kirkbydiamond.co.uk)

 **WILLIAM FOUNTAINE**
william.fountaine@kirkbydiamond.co.uk

Kirkby Diamond LLP for themselves and for the vendors, whose agents they are, give notice that these particulars are set out as a general guide only and do not constitute any part of any offer or contract. All descriptions, dimensions, reference to condition and the necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but interested parties should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Kirkby Diamond LLP has any authority to make or give representation or warranty whatever in relation to this property. Kirkby Diamond LLP (Registration No OC420194) is authorised and regulated by the Royal Institution of Chartered Surveyors. Kirkby Diamond is a trading name of Kirkby Diamond LLP