





To Let

71 Gwyn Street, Bedford MK40 1HH

-  £12,000 Per Annum
-  959 Sq Ft / 89.09 Sq M
-  Three storey office building located just off the main A428 road running through the town centre.
-  The property provides a number of individual office rooms at ground and first floor level, with 2 further office rooms to the second floor.



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Location

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.

Gwyn Street is located just off the main A428 Bromham Road that runs through Bedford. The property is within easy walking distance of the main town centre and bus station, and is close to multi storey car park.

Terms & Tenure

The premises are to be let on new terms to be agreed at a rental of £12,000 per annum exclusive.

Accommodation

Ground Floor Offices	18.9 sq m	(204 sq ft)
Kitchen	3.0 sq m	(32 sq ft)
First Floor Offices	43.2 sq m	(465 sq ft)
Second Floor	23.9 sq m	(258 sq ft)
Total	89 sq m	(959 sq ft)

For further information
please contact:

01234 341311

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

Rates

Rateable Value £8,300. 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 111 - 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:

Giles Ferris giles.ferris@stimpsonseves.co.uk

Joanne McGirl joanne.mcgirl@stimpsonseves.co.uk