

## To Let

### Office Spaces at Mill Street, Bedford MK40 3HD



£10,000 - £20,000 Per Annum



75- 235 Sq Ft



Ground Floor Rear Office - £10,000 per annum

Two bright office rooms totalling approx. 235 sq. ft., with a kitchen, WC, and shower. Benefits from a private entrance and excellent natural light. Perfect for small professional practices or creative businesses (Use Class E).



First & Second Floor Offices - £20,000 Per annum

Flexible office suites from 75-212 sq. ft., available individually or as a whole. Features include natural light, staff area with sink, and two WCs. Carpeted communal areas and central location make it ideal for professional or creative occupiers (Use Class E).





For further information  
please contact:

01234 341311

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

## Office Spaces , 14 Mill Street, Bedford, MK40 3HD

### Location

Mill Street is situated immediately adjacent to the High Street and 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 available separately on new lease terms.

### Accommodation

Ground Floor Office: 235 sq ft approx.

First & Second Floor Office: 75 – 212 sq ft approx.

### EPC

The EPC rating for the property is TBC.

### Rates

Rateable Value £13,750. The rates payable may be affected by transitional arrangements. Interested parties should call the local Rating Authority for further advice.

### VAT

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

VAT Applicable

### Costs

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

### Viewing

Strictly by appointment only please contact:

Alisha Fhalora

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