

TO LET

853 Sq Ft (79.24 Sq M)

- Modern town centre workspace offering a high-quality office environment at an affordable rent.
- Dedicated private office with shared amenities; fully equipped kitchen, breakout area, and meeting/conference rooms.
- Well equipped setting with LED lighting and A/C.



Part First Floor

49 Mill Street, Bedford, MK40 3EU

Contact: Joshua Parello or William Fountaine

Tel: 01234 905128

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Location

- 49 Mill Street is located in the heart of Bedford town centre, just a short walk from the High Street and its range of shops, cafés and everyday amenities. Bedford Railway Station is within easy walking distance, providing direct services to London and other regional destinations.
- Central Bedford location, moments from the High Street and local amenities.
- Walk to Bedford Railway Station with direct trains to London.
- Excellent road links via the A421 road to the M1 motorway and A1 road.

/// what3words

///tigers.fines.feels

 Google Maps

[Click here](#)



Description

- Dedicated private office suite to be created by the landlord, offering occupiers their own workspace within a professionally managed environment.
- Access to shared amenities, including a well-appointed kitchen, breakout space, and fully equipped meeting and conference rooms.
- Modern, comfortable working environment with LED lighting, air conditioning, and recreational features such as a ping pong table and dart board to promote a relaxed workplace atmosphere.

Terms

Available by way of an IRI lease for a term to be agreed at a rent of £11,500 per annum. VAT is payable.

Accommodation (Net Internal Area*)

Total	79.24 SQ M	853 SQ FT
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*The property has been measured in accordance with the RICS Property Measurements Standard 6th Edition

EPC: The property has an EPC of C – 56

Business Rates: The incoming tenant will pay a portion of the business rates based on square foot percentage.

Service Charge: There is a contribution towards common part and external repair and maintenance and includes all utility costs.

Contact:

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