

TO LET

703 Sq Ft (65.31 Sq M)

- Self Contained Office / Storage Premises
- Central Location
- WC & Kitchen Facilities
- Available To Lease On New Terms



1A Firbank Road

Bedford, MK42 9LL

 **KirkbyDiamond**

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kirkbydiamond.co.uk



LOCATION

- The property is located on Firbank Road which is accessed from Elstow Road to the south of Bedford town centre.
- The location benefits from quick access to the A421 linking the A1 at the Black Cat Roundabout to the M1 at Junction 13.
- The town centre is approximately 1.5 miles away and the immediate area is mostly residential with a small number of local retail and commercial properties.

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Google Maps

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DESCRIPTION

- An individual and self contained office building currently comprising three main rooms across the ground and first floor with kitchen and wc facilities.
- The versatile layout lends itself to businesses requiring a combination of office and storage space.
- Further benefits include a roller shutter door to the front creating a small area for outside undercover storage.
- Heating is provided by a gas boiler to radiators throughout the building also benefits from double glazed windows.

TERMS

Available by way of a new FRI lease for a term to be agreed at a rent of £10,000 per annum exclusive. VAT is payable.

ACCOMMODATION

Ground Floor	41.15 SQ M	443 SQ FT
First Floor	24.15 SQ M	260 SQ FT
Total	65.31 SQ M	703 SQ FT

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

EPC: D-89

Business Rates: The Rateable Value is £5,400 per annum. For the rates payable, please contact www.voa.gov.uk

Service Charge: Available upon request

Estate Charge: Available upon request

CONTACT:


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