





To Let

67 Gwyn Street, Bedford MK40 1HH

 £12,000 Per Annum

 555 Sq Ft / 51.56 Sq M

 Two storey end terraced office building with prominent frontage.

 Two individual offices to each floor. Separate front and rear access. Toilet facilities.





67 Gwyn Street, Bedford, MK40 1HH

Location

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.

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

Accommodation

Ground Floor Offices	260 sq ft	24.1 sq m
Rear Ancillary	50 sq ft	4.6 sq m
First Floor Offices	245 sq ft	22.7 sq m
Total	555 sq ft	51.5 sq m

**For further information
please contact:**

01234 341311

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

Rates

Rateable Value £6,000. 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 67 - Band C.

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:

Alisha Fhalora alisha.fhalora@stimpsonseves.co.uk

Joanne McGirl joanne.mcgirl@stimpsonseves.co.uk



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