





To Let

First Floor Offices, 1b Roise Street, Bedford, MK40 1JE

 £6,000 Per Annum

 269 Sq Ft / 24.99 Sq M

 Three individual office rooms located on the first floor, ideal for small businesses or professionals.

 Each room is private, with access to a shared kitchen and toilet facilities





1b Roise Street, Bedford, MK40 1JE

Location

Roise Street is located just off Bromham Road which forms part of the main A428 road that runs through Bedford town centre from the A1 through to Northampton.

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.

Accommodation

Office 1	10.3 sq m	111 sq ft
Office 2	7.6 sq m	82 sq ft
Office 3	7.1 sq m	76 sq ft
Total	25 sq m	269 sq ft

EPC

The EPC rating for the property is TBC.

For further information
please contact:

01234 341311

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

Terms & Tenure

The offices are to be let by way of new terms to be agreed at a rental of £6,000 per annum exclusive. The landlord recharges the tenant 75% of the cost of the electric and water.

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

