

# TO LET

6,016 Sq Ft (558.89 Sq M)

- High specification detached office building
- 24 parking spaces
- 5 person passenger lift
- Open plan floor plates



## 4 Franklin Court

Stannard Way, Priory Business Park, Bedford, MK44 3JZ

Contact: Nathan George or Joshua Parelo  
Tel: 01234 905128  
[eddisons.com](http://eddisons.com)







## Location

- Franklin Court is located on the Priory Business Park which is Bedford's primary office location to the south of the town centre.
- The business park benefits from immediate access to the A421 which links the A1 at the Black Cat Roundabout to the M1 at Junction 13. It is also situated adjacent to Priory Country Park which is a 360 acre green space made up of lakes, meadows and woodland.
- Neighbouring towns and cities include Milton Keynes approximately 16 miles to the west, Cambridge approximately 30 miles to the east and Luton approximately 19 miles to the south.



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## Description

- Positioned at the end of Franklin Court, the detached office building comprises entrance lobby / reception area with lift and two floors of open plan office space.
- Staff welfare facilities are provided on ground and first floors and the building benefits from air conditioning, central heating and double glazed windows.
- Externally there is a large block paved area providing 24 parking spaces, bike storage and landscaped areas.
- The property is going to be fully refurbished and would be suitable for future sub-division including meeting rooms if required (subject to landlord consent).

## Terms

The property is available by way of a new full repairing and insuring lease at a rent of £96,250 per annum exclusive. Consideration will also be given to selling the long leasehold interest. Please speak to the agent for further details and pricing.

## Accommodation

<b>Total</b>	<b>558.89 SQ M</b>	<b>6,016 SQ FT</b>
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\*The property has been measured in accordance with the RICS Property Measurements Standard 6th Edition

**Business Rates:** The rateable value is £85,500. For the rates payable please contact us or [www.voa.gov.uk](http://www.voa.gov.uk)

## Contact:

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