



RENT
£12.48
per sq ft



EPC RATING
D - 96



Trinity Gardens,
9-11 Bromham Road, Bedford, MK40 2BP

Ground Floor Office | 5,607 Sq Ft (520 Sq M)



TO LET



Location

Bedford, the county town of Bedfordshire, is situated approximately 12 miles from junction 13 of the M1 and approximately 9 miles of the A1. The Bedford southern bypass, the A421, provides a direct link to the A1, junction 13 of the M1 and Milton Keynes. The bypass also links with the A603, A600 and the A6 southbound to Luton.

Trinity Gardens is prominently situated on Bromham Road which is one of the main arterial roads leading into Bedford Town Centre and benefits from being short walking distance from Bedford High Street.

The property neighbours the historic Bedford Sixth Form building and is also surrounded by a plethora of other commercial residents including café's, public houses, hair salons, residential letting agents and a well-established chemist.

Bedford Mainline Railway Station is within ½ mile providing a fast and frequent service south to London (Kings Cross) and north to Nottingham and beyond.



Description

The front aspect of the property benefits from an abundance of period features and is attractively set back from the main road within a private gated boundary housing the allocated parking courtyard. The available office space is located to the rear of the building where there is a large single storey extension with an attractive vaulted atrium in its centre.

This space benefits from its own dedicated entrance access and lobby, leading to multiple male and female WC's and washing facilities. Following this corridor opens into the main open plan office accommodation that also benefits from 2 separate meeting / conference rooms and a newly fitted kitchen and dining area.

The entire office is surrounded by windows overlooking a landscaped raised beds with mature borders and as such enjoys plentiful amounts of natural light throughout.

Further benefits include internal period features, high ceilings, 6 allocated parking spaces and within walking distance to Bedford Town centre and Bedford train station.



Accommodation

The accommodation has been measured on a Net Internal Area basis, the approximate area comprises:

Floor	Sq Ft	Sq M
Ground floor	5,607	520
Total	5,607	520



Amenities



Floor Space



Utilities



Car Parking



Transport links



EPC



Service Charge



Business Rate



Town Centre Location



Kitchen



Prestigious Entrance





Further information

Lease Terms

This property is available to let by way of a new lease on terms to be agreed at a rent of £70,000 per annum (£12.48 per sq ft) plus VAT.

Business Rates

Rateable Value £42,250

Rates Payable £21,632

2023/2024 Rates Payable 0.512p in the £

Services

We confirm we have not tested any of the service installations and any occupiers must satisfy themselves as to the state and condition of such items.

Planning

The current permitted uses of the site fall within use class E of the Town and County planning order updated from the 1st September 2020.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

Service Charge

A service charge is payable in respect of the upkeep of the common parts.

EPC

The EPC rating is D-96.

Fixtures & Fittings

Any fixtures and fittings not expressly mentioned within these particulars are excluded from the letting.

Anti Money Laundering

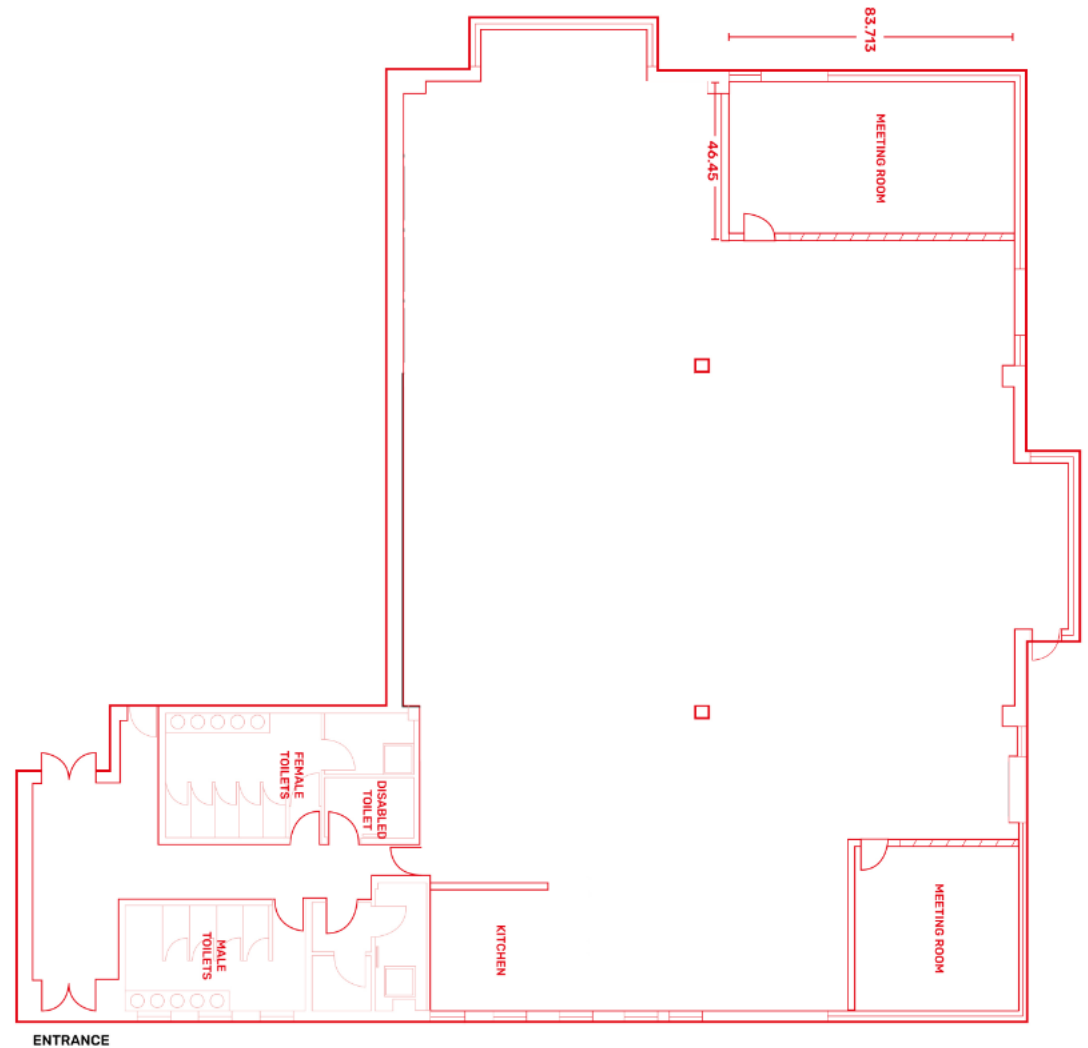
The successful tenant will be required to submit information to comply with Anti Money Laundering Regulations.

VAT

Unless otherwise stated, all prices and quoted are exclusively of Valued Added Tax (VAT). Any intending tenant should satisfy themselves independently as to VAT in respect of this transaction.

Viewings





Strictly by prior arrangement with the sole agents.





Trinity Gardens, Bedford



	Approximate Travel Distances
	Locations <ul style="list-style-type: none">• A421 - 4 miles• M1 J13 - 12 miles• A1 - 9 miles
	Nearest Station <ul style="list-style-type: none">• Bedford - 0.6 miles
	Nearest Airport <ul style="list-style-type: none">• London Luton - 28.4 miles

	Viewings
	 Mathew Brandon
	01234 639442
	07584 473769
	Mathew.Brandon@fishergerman.co.uk
	 Kerry Ward
	01234 827114
	07929 658084
	Kerry.Ward@fishergerman.co.uk

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Particulars dated February 2024. Photographs dated February 2024.

