





To Let

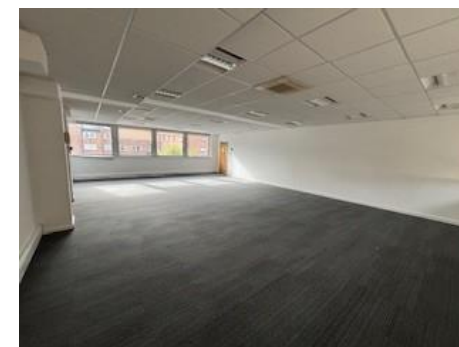
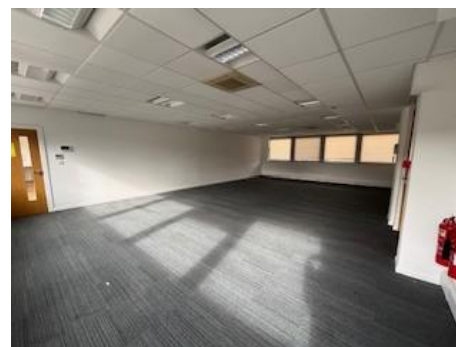
Ebenezer House, St Johns Street, Bedford, MK42 0DH

 £3,000 - £18,000 Per Annum

 100 Sq Ft – 851.74 Sq Ft

 First Floor Office Suites located on a highly visible corner position.

 The suites are of an open plan design with one private office. Benefits include air conditioning, suspended ceilings with recessed Category 2 lighting, double glazed windows, security entry phone system, allocated car parking spaces, fitted communal kitchen, male and female toilets and coded entry on each floor.



Ebenezer House , 2-10, St Johns Street, Bedford, MK42 0DH

Location

St Johns Street is within close proximity of the Embankment and numerous restaurants in Bedford town centre. The property is situated 45 minutes from London by train, approximately an hours drive from central London by road, a 10 minute walk from Bedford train station and within a 5 minute drive from Bedford's southern bypass linking the M1 and A1, making the offices ideally located.

Terms & Tenure

The office suites are available to let on new lease terms.

Accommodation

First Floor Office Suite 100.75 sq ft – 851.74 sq ft

EPC

The EPC rating for the property is 59 - Band C

Rates

Rateable Value - 1st Floor £21,000. The rates payable may be affected by transitional arrangements. Interested parties should call the local Rating Authority for further advice.

VAT

All figures are quoted exclusive of VAT, purchasers and lessees must satisfy themselves as to the applicable VAT position,

Costs

Each party is to be responsible for their own legal costs.

Viewing

Strictly by appointment only please contact:

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