





Leasehold

26 Mill Street, Bedford, MK40 3HD

-  Available on all inclusive basis from £7,600 per annum
-  Independent Offices from 325 sq ft (30.2 sq m)
-  Self contained office building located in a prominent town centre location. The property comprises of 4 separate offices with many original features retained. The ground floor office consists of 2 open plan spaces and benefits from it's own kitchenette and toilet. The upper floor offices are of the same lay-out however, share a communal kitchenette and toilet. There is further storage space to basement.
-  The office property benefits from gas fired radiator central heating system, Category 2 lighting and security entry phone system as well as courtyard to the rear.



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Location

Mill Street is situated immediately adjacent to the High Street and offers a mixed commercial community of offices, retail and public houses.

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 offices are to be let on new inclusive terms to be agreed – rents from £7,600 per annum.

Accommodation

Ground Floor Office	336 sq ft	(31.21 sq m)
First Floor Office 1:	344 sq ft	(32 sq m)
First Floor Office 2:	353 sq ft	(32.44 sq m)
Second Floor Office:	325 sq ft	(30.2 sq m)

For further information
please contact:

01234 341311

1 Lurke Street Bedford,
MK40 3TN

Rates

Rateable Value TBA. 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 TBC.

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:

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