

## Leasehold

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

-  Rents from £32,070 Per Annum
-  Suites available from 2,618 Sq Ft / 243.2 Sq M –  
5,250 Sq Ft / 487.7 Sq M
-  First and Second Floor Office Suites located on a highly  
visible corner position.
-  The suites are of an open plan design and partitioning  
has been used to create private offices and meeting  
rooms. Further alterations can be made to create  
smaller working areas. Benefits include air  
conditioning, suspended ceilings with recessed  
Category 2 lighting, perimeter trunking, double glazed  
windows, security entry phone system, passenger lift,  
allocated car parking spaces, fitted kitchen, male and  
female toilets.



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### 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.

### Accommodation

First Floor Office Suite	243.2 sq m	(2,618 sq ft)
Second Floor Office Suite	244.5 sq m	(2,632 sq ft)
1 <sup>st</sup> & 2 <sup>nd</sup> Floors Combined	487.7 sq m	(5,250 sq ft)

### Terms & Tenure

The office suites are available to let on new lease terms, either seperately or combined.

First Floor Office	£32,070 per annum exclusive
Second Floor Office	£32,250 per annum exclusive
1 <sup>st</sup> & 2 <sup>nd</sup> Floors Combined	£64,320 per annum exclusive

### EPC

The EPC rating for the property is 59 - Band C

### Rates

Rateable Value - 1<sup>st</sup> Floor £21,000. 2<sup>nd</sup> Floor £22,500. The rates payable may be affected by transitional arrangements. Interested parties should call the local Rating Authority for further advice.

### Service Charge

A service charge is payable for any provisions and maintenance of the common areas relating to this property.

### 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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