

# TO LET

**311 Sq Ft** (28.89 Sq M)

- › Reception Staff
- › Facilities On-Site
- › Good Access Links
- › 1 Parking Space Included



## Level 4 Unit 408 Bedford Heights

**Brickhill Drive, Bedford, MK41 7PH**





## LOCATION

- The site is situated half a mile from Bedford Town Centre
- Allows easy access to the M1 and A1
- Approx. 1 mile from Bedford Train Station

**what3words**  
///bronze.secure.accent

**Google Maps**  
Click here



## DESCRIPTION

- Bedford Heights Business Centre located just outside the town centre, offers modern offices providing a contemporary working environment for companies of all sizes
- Conference services include a selection of meeting rooms that can hold up to 200 delegates and provide modern AV equipment
- The Centre also boasts an excellent range of support facilities including a managed reception, administrative support, 24/7 access and security, allocated secure parking for staff and visitors, courtyard cafe, extensive leisure facilities and on-site hotel

## TERMS

Available by way of a new FRI lease for a term to be agreed at a rent of £4,354 per annum exclusive. VAT is payable.



## ACCOMMODATION

Floor 4	28.89 SQ M	311 SQ FT
<b>Total</b>	<b>28.89 SQ M</b>	<b>311 SQ FT</b>

\*The property has been measured in accordance with the RICS Property Measurements Standard 6th Edition

**EPC: C-54**

**Business Rates:** The Rateable Value is £X per annum. For the rates payable, please contact [www.voa.gov.uk](http://www.voa.gov.uk)

**Service Charge:** There is a contribution towards common parts and external repair and maintenance inclusive of heating and electricity. This is currently £2,571.97 per annum

**Estate Charge:** Available upon request

## CONTACT:

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