






## TO LET Open Plan Office Rooms



**From 639 – 1,680 sq ft (59.4 – 153.3 sq m)**

11-27 Mill Street, Bedford, MK40 3EU



-  Town Centre Location
-  Good access to the A428 & A6
-  Bedford Railway Station approx. 1 mile
-  Open Plan & Individual Office Rooms, Ladies & Gents & Disables WC Facilities, Category II Lighting, Suspended Ceilings, Door Entry System On All Floors
-  £7.00 per square foot exclusive



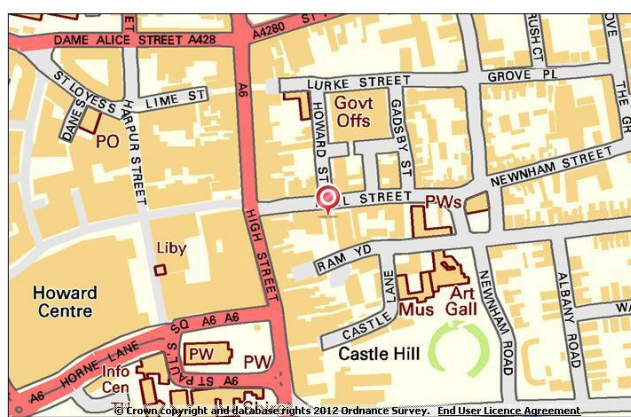
## Location

- Located on Mill Street
- Good access to the A428 A6 & A421 Bedford Southern Bypass which links to the M1 and A1



## Description

- A newly refurbished purpose built office premises, split over four floors with three separate pedestrian entrances
- Offering a range of offices from single rooms to large open plan suites



## Specification

- Lift Access To Most Areas
- Category II Lighting
- Suspended Ceilings
- Door Entry System On All Floors
- Ladies & Gents & Disabled WC Facilities
- Security Alarmed Common Areas
- EPC Rating – D (78)



## Floor Area (Net Internal Area)

Suite 6 & 7 1 <sup>st</sup> Floor:	59.4 sq m	639 sq ft
Suite 11 & 12 2 <sup>nd</sup> Floor:	153.3 sq m	1,650 sq ft
Suite 17 3 <sup>rd</sup> Floor:	122.2 sq m	1,315 sq ft
Suite 19 3 <sup>rd</sup> Floor:	127.0 sq m	1,357 sq ft

Areas quoted are approximate and should not be held as 100% accurate.



## Terms

- Leasehold: £7.00 per square foot
- Service charge: Applicable
- VAT: Applicable
- The premises are to be let on new effective full repairing and insuring leases



## Business Rates

- Rateable Value: TBA

Interested parties are advised to make their own enquire.



## Viewing

**Andrew Clarke**

01234 905130

[andrew.clarke@kirkbydiamond.co.uk](mailto:andrew.clarke@kirkbydiamond.co.uk)

**Nathan George**

01234 905134

[nathan.george@kirkbydiamond.co.uk](mailto:nathan.george@kirkbydiamond.co.uk)

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