

# 14 STEPHENSON COURT

Priory Business Park | Fraser Road | Bedford | MK44 3WH



**HIGH QUALITY OFFICE ACCOMODATION**  
**2,220 SQ FT (206.24 SQ M)**

**TO LET/ FOR SALE**



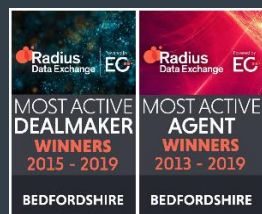
Located off the A421



A high quality two storey self-contained office



Leasehold: £32,450 per annum  
Long Leasehold Sale: £350,000





## Location

Priory Business Park is situated approximately 3 miles south east of the county town of Bedford at the junction of the A421, Bedford Bypass and A603 Cardington Road. The Bedford Southern Bypass provides a direct link to junction 13 of the M1 and the A1. The Mainline Railway Station offers a regular service to London St. Pancras (35 minutes) and the Thameslink System provides frequent services to London and Brighton (via Gatwick).

## Description

A high quality two storey self-contained office premises situated on Fraser Road, within the Stephenson court development.

## Specification

Each office is finished to a high specification to include the following:

- Suspended Ceilings
- Cat II Lighting
- Perimeter Trunking
- Double Glazing
- Carpeted Throughout
- Fitted Kitchen
- Fire and Security Alarms
- Allocated onsite parking

## Terms

**Leasehold:** £32,450 per annum

**Long-Leasehold Purchase:** £350,000

**Long Lease Term:** 125 years from 23rd September 2002

**Estate Charge:** £1,830 per annum

**VAT:** Applicable.

## Business rates

**Rateable Value:** £21,304

The multiplier for 2020/21 is £49.9p payable

## Viewing

**Eamon Kennedy MRICS**

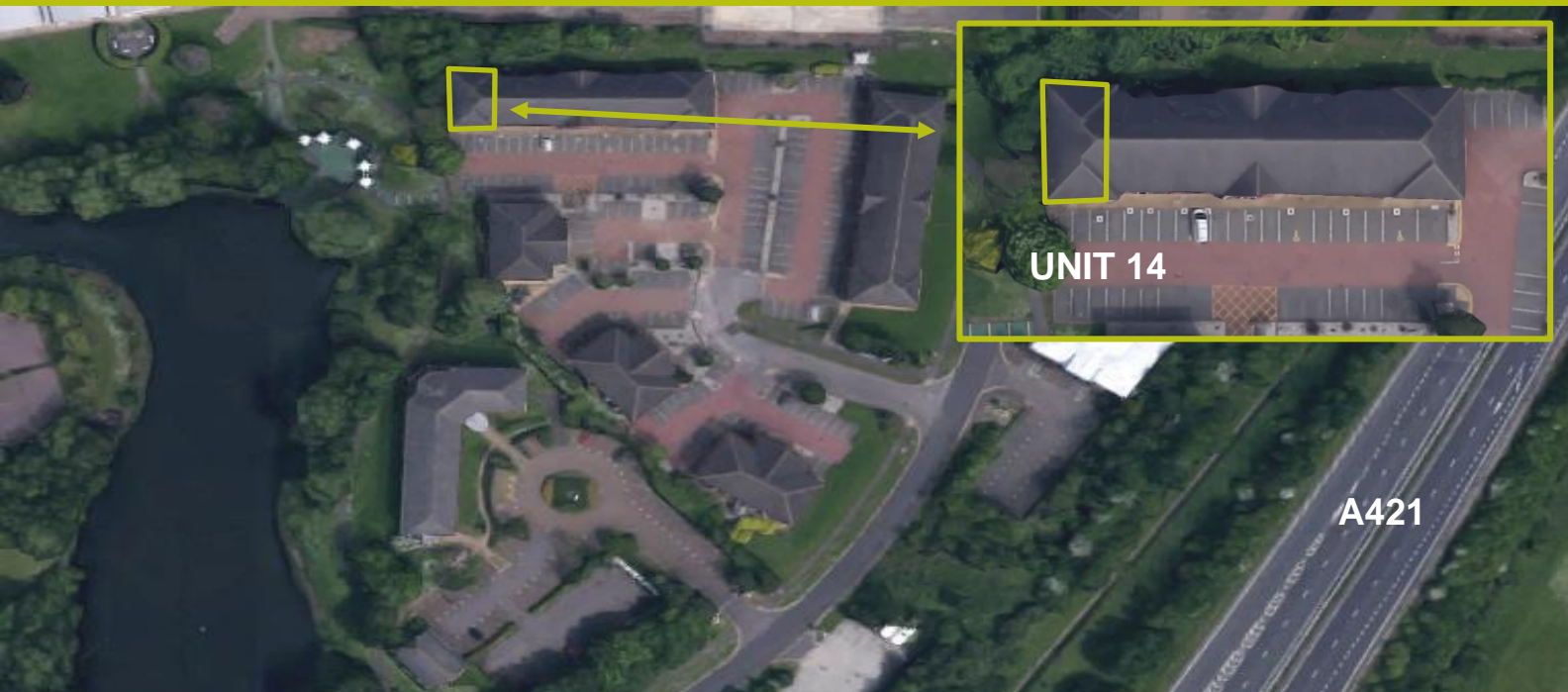
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