XD Kirkby Diamond

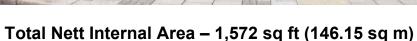
TO LET Individual Refurbished Town Centre Office Building with Private Car Park





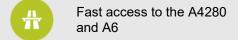




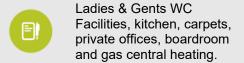


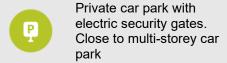
40 Mill Street, Bedford, Bedfordshire, MK40 3HD











Leasehold: £20,000 per annum exclusive

XD Kirkby Diamond



Location

- Located on Mill Street which is situated a short distance from Bedford High Street, close to the town centre. and approximately 1.2 miles from Bedford train station.
- The property has fast access to the A4280 and A6.



Description

- The property is a renovated semi-detached Victorian office building.
- The property provides 8 office rooms of various sizes, a fitted kitchen, separate ladies and gents WCs and a good sized basement.
- There is a walled car park to the rear with an electrically operated security gate providing parking for at least 7 vehicles.



Specification

- Ladies and Gents WCs
- 8 office rooms
- Carpets throughout
- · Gas fired central heating
- Secure car parking for 7 vehicles
- · Kitchen facilities
- EPC Rating TBC



Floor Area (Nett Internal Area)

The property has been measured in accordance with the RICS Property Measurements Standard 2nd Edition.

Ground floor: 748 sq ft (69.53sq m)

First floor: 705 sq ft (65.54sq m)

Basement storage: 119 sq ft (11.08 sq m)

Total area: 1572 sq ft (146.15sq m)

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



Terms

- Leasehold: £20,000 per annum exclusive
- Service charge: Not Applicable
- **VAT**: Applicable at the appropriate rate
- The premises are to be let on a new full repairing and insuring lease for a term to be agreed.



Business Rates

- Rateable value: £13,000
- The current multiplier for 2020/21 49.9p payable
- Interested parties are advised to contact the relevant local authority



Viewing

Andrew Clarke

01234 905130 andrew.clarke@kirkbydiamond.co.uk

Nathan George 01234 905134

nathan.george@kirkbydiamond.co.uk

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