







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



**Total Nett Internal Area – 1,572 sq ft (146.15 sq m)**

40 Mill Street, Bedford, Bedfordshire, MK40 3HD



-  Bedford Town Centre approx. 0.5 miles
-  Fast access to the A4280 and A6
-  Bedford Railway Station approx. 1.2 miles
-  Ladies & Gents WC Facilities, kitchen, carpets, private offices, boardroom and gas central heating.
-  Private car park with electric security gates. Close to multi-storey car park
-  **Leasehold:** £20,000 per annum exclusive



### 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 2<sup>nd</sup> 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

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