




Leasehold

**3rd Floor B Middle And Rear,
Broadway House, 4-6 The Broadway,
Bedford, MK40 2TE**

 £2,025 - £4,050 Per Annum

 324 Sq Ft / 30.1 Sq M

 Third Floor office suite located in Broadway House, an impressive art deco four storey building. The building has a passenger lift, with male and female toilets.



3rd Floor B Middle And Rear, Broadway House 4-6, The Broadway, Bedford, MK40 2TE

Location

Broadway House is located at the northern end of the High Street on The Broadway and offers a central Bedford town centre location.

The historic market town of Bedford with its attractive riverside frontage is centrally located to London, Oxford, Cambridge and Milton Keynes. Bedford is located approximately 50 miles north of London, 10 miles east from Junction 13 of the M1 motorway accessed via the A421, and 9 miles west of the A1 via the A428 and A603.

Terms & Tenure

The suite is available to lease on flexible terms to be agreed, all inclusive rent of £12.50 per square foot per annum.

Accommodation

Net internal:

3rd Floor B Middle	162 sq ft	(15 sq m)
3rd Floor B Rear	162 sq ft	(15 sq m)
Total	324 sq ft	(30 sq m)

Rates

Rateable Value £2,750. The rates payable may be affected by transitional arrangements. Interested parties should call the local Rating Authority for further advice.

EPC

The EPC rating for the property is 93 - Band D.

VAT

All figures are quoted exclusive of VAT, purchasers and lessees must satisfy themselves as to the applicable VAT position, seeking appropriate professional advice.

Costs

Each party is to be responsible for their own legal costs.

Viewing

Strictly by appointment only please contact:

Giles Ferris giles.ferris@stimpsonseves.co.uk

Joanne McGirl joanne.mcgirl@stimpsonseves.co.uk

