

High Quality Character Offices To Let



Trinity Gardens

Trinity Gardens, 9-11 Bromham Road, Bedford MK40 4AF

3,950 sq ft - 14,748 sq ft

Situation

Bedford, the county town of Bedfordshire, is situated approximately 10.5 miles from junction 13 of the M1 and within approximately 9 miles of the A1. The Bedford southern bypass, the A421, provides a direct link to the A1, junction 13 of the M1 and Milton Keynes. The Bypass also links with the A603, A600 and the A6 southbound to Luton.

Location

Trinity Gardens is prominently situated on Bromham Road which is one of the main arterial roads leading into Bedford Town Centre and benefits from being in short walking distance from Bedford High Street. The property neighbours the historic Bedford Girls School and is also surrounded by a plethora of other commercial residents including Café's, public houses, hair salons, residential letting agents and a well-established chemist.

Bedford Mainline Railway Station is within ½ mile providing a fast and frequent service south to London (Kings Cross) and north to Nottingham and beyond.

Description

The properties comprise two adjoining three storey character office buildings within the prestigious development known as Trinity Gardens. The buildings are set back from Bromham Road with allocated parking to the walled front courtyard. The offices provide a mixture of open plan accommodation and separate office rooms and have been completely refurbished and are provided in excellent condition.

Availability

The two buildings are available individually or combined and the left hand building could also be let in two parts being the front and rear section.

Rent

Upon Application

Business Rates

Upon Application

EPC

(on this we are waiting for this to come in)



Left Hand Building

This building provides office accommodation over four floors within the character front section together with a modern single storey extension to the rear. The two parts could be let separately or combined and provide differing layouts and specification.

Front Section

The office accommodation within this part is arranged as a number of individual rooms with a wealth of character features and excellent natural light.

Specification

Cat II lighting
Central Heating
Security & Fire Alarm Systems
Kitchen and WC's to ground & 1st floors

Areas (NIA)		
Ground	101.29 sq m	1,090 sq ft
First	116.46 sq m	1,254 sq ft
Second	65.49 sq m	705 sq ft
Basement	51.21 sq m	551 sq ft
TOTAL	334.45 sq m	3,600 sq ft

Rear Section

This is within a modern single storey building and providing open plan modern high specification offices. There is excellent natural light with full height windows to three elevations as well as a central glazed atrium.

Specification

Suspended Ceiling
Recessed LED Lighting
Air Conditioned
Kitchen & WC's

Areas (NIA)
668.70 sq m 7,198 sq ft

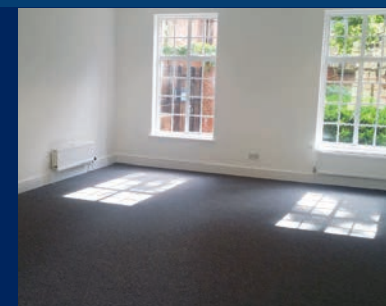
Right Hand Building

The office accommodation within this part is arranged as a number of individual rooms with a wealth of character features and excellent natural light.

Cat II lighting
Central Heating
Security & Fire Alarm Systems
Kitchen and WC's to ground & 1st floors

Areas (NIA)		
Ground	111.90 sq m	1,205 sq ft
First	131.99 sq m	1,421 sq ft
Second	64.45 sq m	694 sq ft
Basement	58.65 sq m	631 sq ft
TOTAL	366.99 sq m	3,950 sq ft

Parking is 30 spaces total

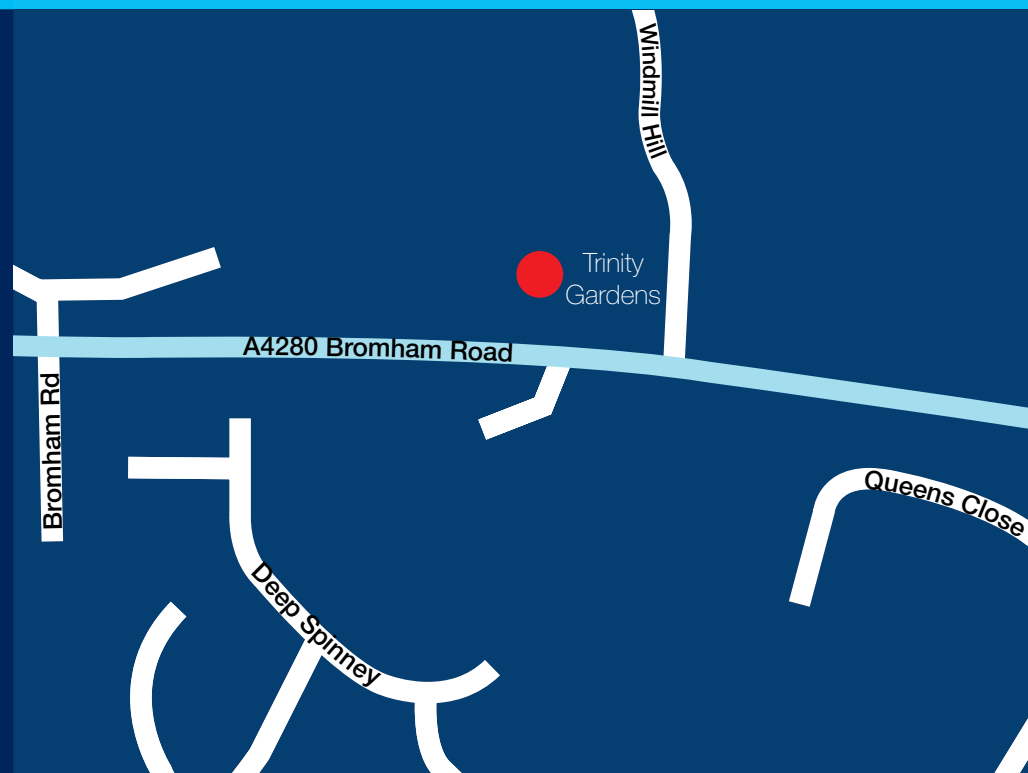


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