



**louchshacklock**  
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**STEWART HOUSE | BROMHAM ROAD | BEDFORD  
BEDFORDSHIRE | MK40 2AQ**

## OFFICE PREMISES SUITABLE FOR REDEVELOPMENT FOR SALE

**7,584 sq ft / 704.55 sq m**

- Residential Development Opportunity
- 3 Storeys detached building with possibility for additional storey
- Bedford Town Centre location
- Open plan layout
- 24 Car Parking spaces
- 1/2 mile from train station



## Location

Stewart House is located centrally within Bedford Town Centre occupying a prominent position along the Bromham Road (A4280). The A421 and A6 are in close proximity with the M1 15 miles away.

## Description

Stewart House is a self-contained three-storey office premises constructed in the early 1970s. The elevations are finished in facing brick, with double glazed windows. Internally the property is accessed via its own self-contained entrance leading to open plan office environments with WC and kitchenette facilities on each floor. There is a lift which serves each floor. The large rear car park contains 24 car parking spaces.

## Energy Performance Certificate

The property has an EPC rating of D-99.

## Rent

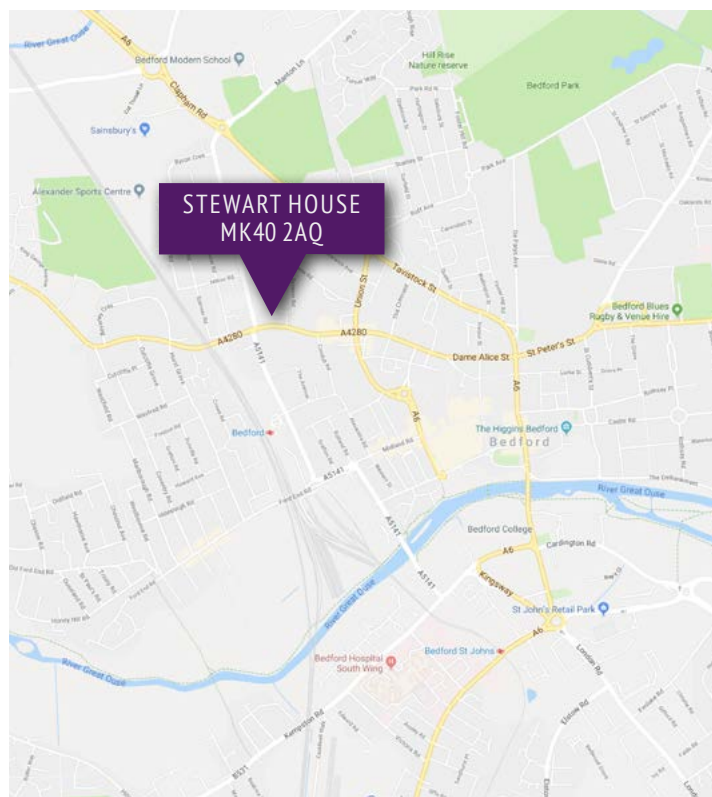
For Sale Freehold - £1,600,000 + VAT.

## Business Rates

Property Address	Rateable Value 2017	Estimated Rates payable 2018/19
Stewart House	£74,500	£37,101

## Floor Areas

	Gross Internal floor area (m <sup>2</sup> )	Gross Internal floor area (sq ft)
Ground floor	222.94	2,500
First floor	239.93	2,583
Second floor	241.75	2,601
<b>TOTAL</b>	<b>704.62</b>	<b>7,584</b>



## Viewing and further information:

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JOINT AGENTS

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