

UNIT K STEPHENSON COURT

Priory Business Park – Fraser Road - Bedford – MK44 3WH



HIGH QUALITY OFFICE
5,215 SQ FT (484.44 m²)

INVESTMENT SALE



Located off the A421



A detached high quality two
storey self-contained office



On Application

Location

Priory Business Park is situated approximately 3 miles south east of the county town of Bedford at the junction of the A421, Bedford Bypass and A603 Cardington Road. The Bedford Southern Bypass provides a direct link to junction 13 of the M1 and the A1. The Mainline Railway Station offers a regular service to London St. Pancras (35 minutes) and the Thameslink System provides frequent services to London and Brighton (via Gatwick).

Description

A detached, high quality two storey self-contained office premises situated on Frasier Road, within the Stephenson court development, forming part of the larger Stephenson Court office scheme.

Specification

Each office is finished to a high specification to include the following:

- Suspended Ceilings
- Cat II Lighting
- Perimeter Trunking
- Double Glazing
- Carpeted Throughout
- Fitted Kitchen
- Fire and Security Alarms
- Allocated onsite parking

Terms

Long-Leasehold interest: On application

Term: 125 years from 23rd September 2002

Passing Rent: £64,062 per annum

Lease Expiry: 27th April 2021

Estate Charge: £529.17 plus VAT per quarter

VAT: Applicable.

Business rates

Rateable Value: £44,750

Viewing

Eamon Kennedy MRICS

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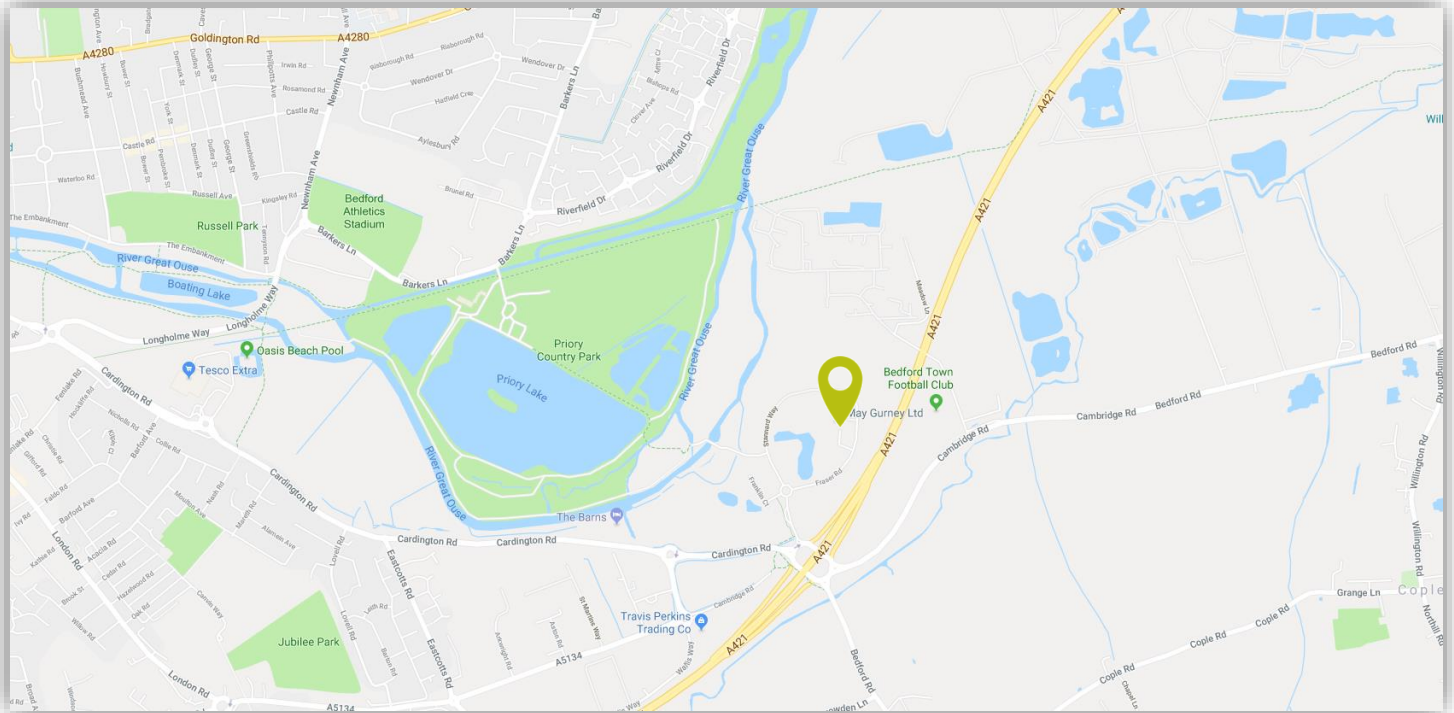
01582 738866
www.kirkbydiamond.co.uk



ACCOMODATION & TENANCY SECHEDULE

Suite	SQ FT (IPMS 3)	SQ M
Ground Floor	2,565	238.31
First Floor	2,649	246.13
TOTAL	5,215	484.44

Tenant	Rental Income	Term
Central Bedfordshire Council	£64,062 per annum (£12.28 per sq ft)	Lease expires: 27 th April 2021 No Break Option



MISREPRESENTATION ACT

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