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1 Hammond Road

Bedford, MK41 0UD

Leasehold
Office accommodation

1,996 Sq Ft (185.48 Sq M)



To Let | £10 per sq ft



Amenities

- Kitchen
- Fibre Broadband
- 24/7 Access
- Service Charge
- Parking
- Transport Links

1 Hammond Road

1,996 Sq Ft (185.48 Sq M)

Description

This imposing two-storey office building houses modern office accommodation providing a pleasant working environment to multiple companies of various sizes.

All offices are in good order and benefit from communal WC facilities and kitchens with appliances.

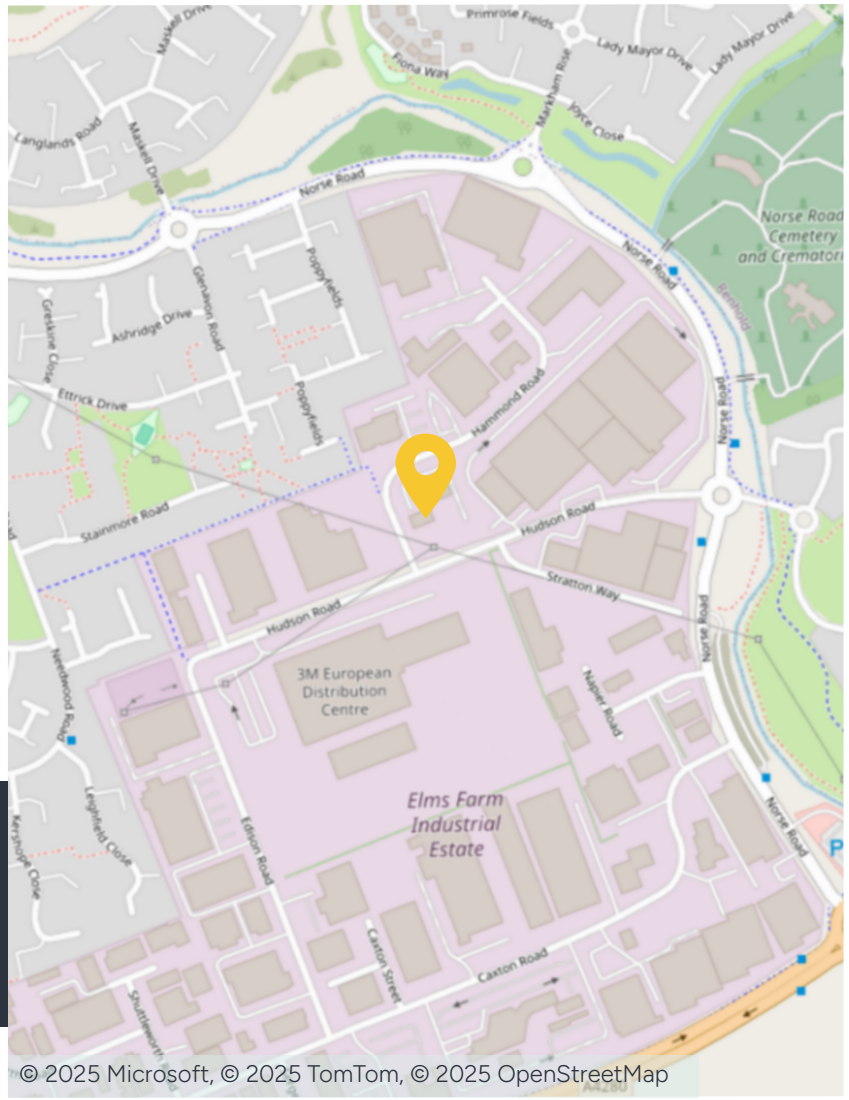
The property sits on a prominent corner plot within a sought-after commercial location with allocated parking included.

Location

This attractive building is set in the heart of Elms Farm Industrial Estate approximately 2 miles from Bedford town centre and in close proximity to the Bedford Bypass and the A1.

Bedford, the county town of Bedfordshire, is situated approximately 13 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.

The mainline railway station in town centre provides a regular service to London St Pancras.



Locations

A1: 9 miles

Luton: 19 miles

Milton Keynes: 18 miles

Nearest station

Bedford: 4.1 miles

Nearest airport

London Luton: 32.7 miles

Accommodation

Floor	Room Name	Sq Ft	Sq M	Rent pa	Service Charge pa
Ground	A01	645	59.95	£6,451	£3,226
First	A01	448	41.64	£4,481	£2,241
First	A03	575	53.42	£5,749	£2,874
First	A04	328	30.47	£3,279	£1,639
Total		1,996	185.48		





Further information

Asking Rent
This property is available to let by way of a new licence on terms to be agreed at a rent of £10 per sq ft.

Business Rates
Occupiers will be responsible for paying business rates directly to the local authority.

Services
We confirm we have not tested any of the service installations and any occupiers must satisfy themselves as to the state and condition of such items.

Planning
The current permitted uses of the site fall within use class E of the Town and County planning order updated from the 1st September 2020.

Legal Costs
Each party to be responsible for their own legal costs incurred in this transaction.

Service Charge
A service charge is payable in respect of the upkeep of the common parts and utilities.

Fixtures & Fittings
Any fixtures and fittings not expressly mentioned within these particulars are excluded from the letting.

EPC
The EPC rating is C 62.

Anti Money Laundering
The successful tenant will be required to submit information to comply with Anti Money Laundering Regulations.

VAT
Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax (VAT). Any intending tenant should satisfy themselves independently as to VAT in respect of this transaction.

Viewings
Strictly by prior arrangement with the sole agents.

Location
Address: 1 Hammond Road, Bedford, MK41 0UD

What3words: ///happen.doctor.codes



Floor Plan

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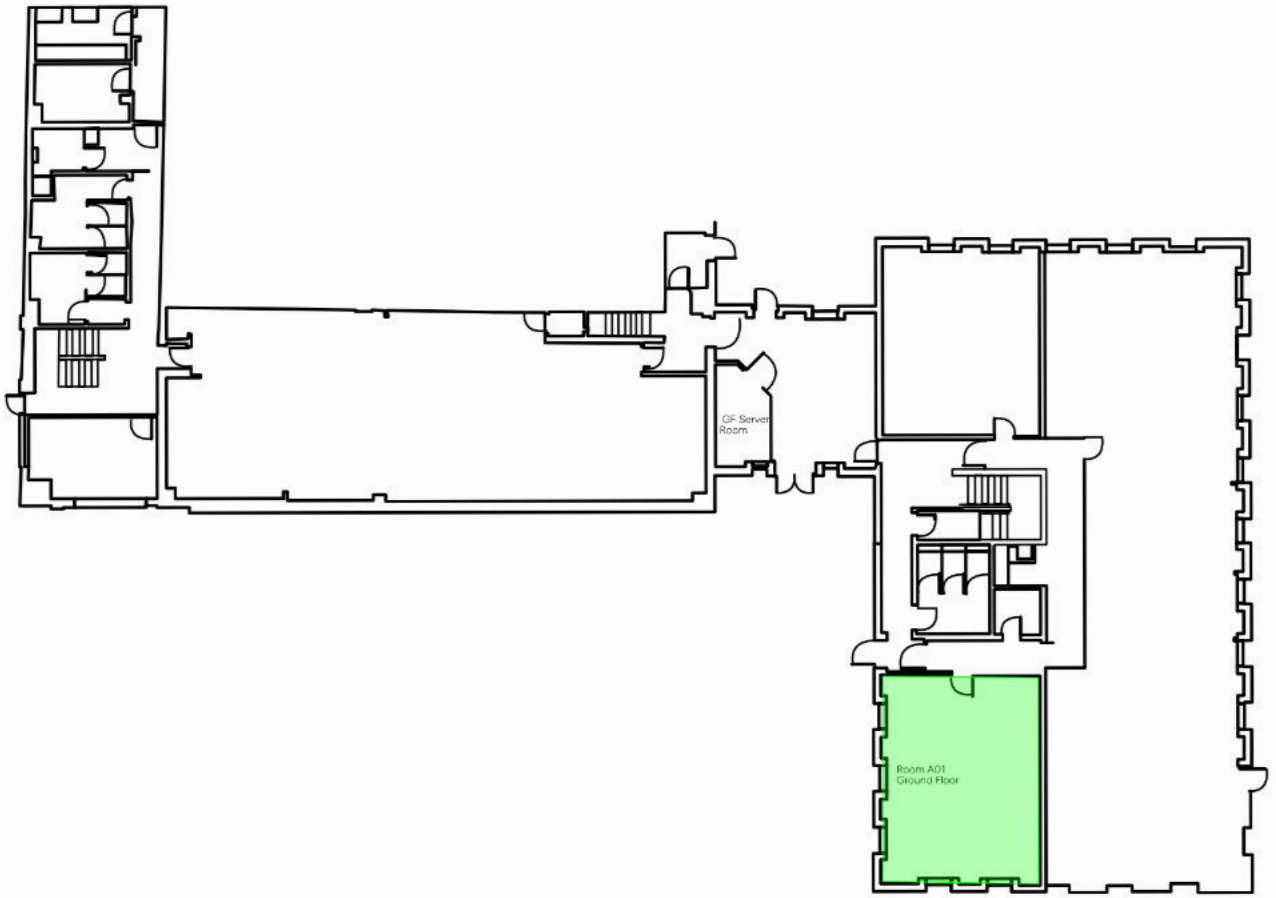
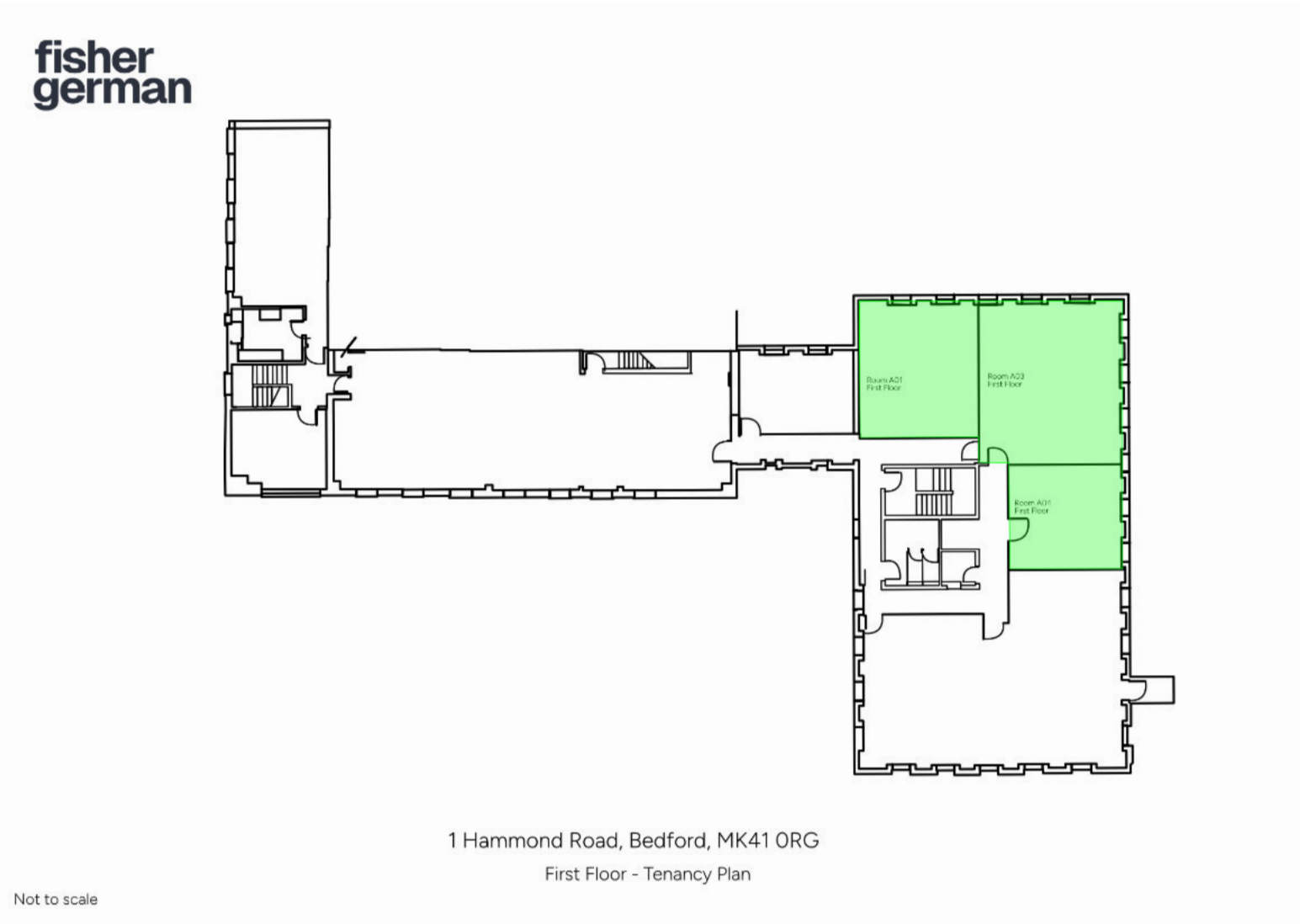


1 Hammond Road, Bedford, MK41 0RG

Ground Floor - Tenancy Plan

Not to scale

Floorplan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Room A01 First Floor
Room A03 First Floor
Room A01 First Floor
1 Hammond Road, Bedford, MK41 0RG
First Floor - Tenancy Plan
Not to scale

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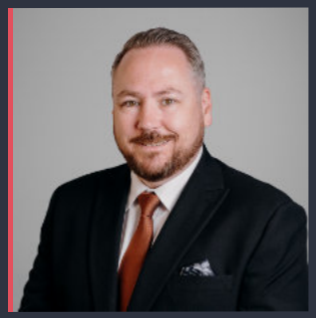
Contact us

Viewings by appointment only.
To arrange a viewing, please contact:



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Particulars dated October 2026. Photographs dated September 2026.