

**fisher
german**

Trinity Gardens

9-11 Bromham Road
Bedford, MK40 2BP

Leasehold
Ground Floor Office

5,607 Sq.ft (520 Sq.m)



To let | £12.48 per Sq.ft



Key information



Price
£12.48 per sq ft



EPC rating
D - 96



Rateable Value
£42,250

Trinity Gardens

5,607 Sq.ft (520 Sq.m)

The front aspect of the property benefits from an abundance of period features and is attractively set back from the main road within a private gated boundary housing the allocated parking courtyard. The available office space is located to the rear of the building where there is a large single storey extension with an attractive vaulted atrium in its centre.

The space benefits from its own dedicated entrance access and lobby, leading to multiple male and female WC's and washing facilities.

Following the corridor opens into the main open plan office accommodation that also benefits from 2 separate meeting/conference rooms and a newly fitted kitchen and dining area.

The entire office is surrounded by windows overlooking landscaped raised beds with mature borders and as such enjoys plentiful amounts of natural light throughout.

Further benefits include internal period features, high ceilings, 6 allocated parking spaces and within walking distance to Bedford Town Centre and Bedford Train Station.

Amenities



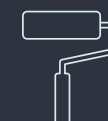
Parking



Utilities



Open Plan



Service Charge



Prestigious
Entrance



Town Centre
Location

Location

Bedford, the county town of Bedfordshire, is situated approximately 12 miles from junction 13 of the M1 and 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.

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 short walking distance from Bedford High Street.

The property neighbours the historic Bedford Sixth Form building and is also surrounded by a plethora of other commercial residents including cafe'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.

Locations

A421: 4 miles

M1, J13: 12 miles

A1: 9 miles

Nearest station

Bedford: 0.6 miles

Nearest airport

London Luton: 28.4 miles



Further information

Lease Terms

This property is available to let by way of a new lease on terms to be agreed at a rent of £70,000 per annum (£12.48 per sq ft) plus VAT.

Tenure

Leasehold.

Business Rates

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

Rateable Value: £42,250

Rates Payable: £21,632

2025/2026 Rates Payable 0.499p in the £.

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.

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.

EPC

The EPC rating is D - 96.

Fixtures & Fittings

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

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.

Anti Money Laundering

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

Viewings

Strictly by prior arrangement with the sole agents.

Location

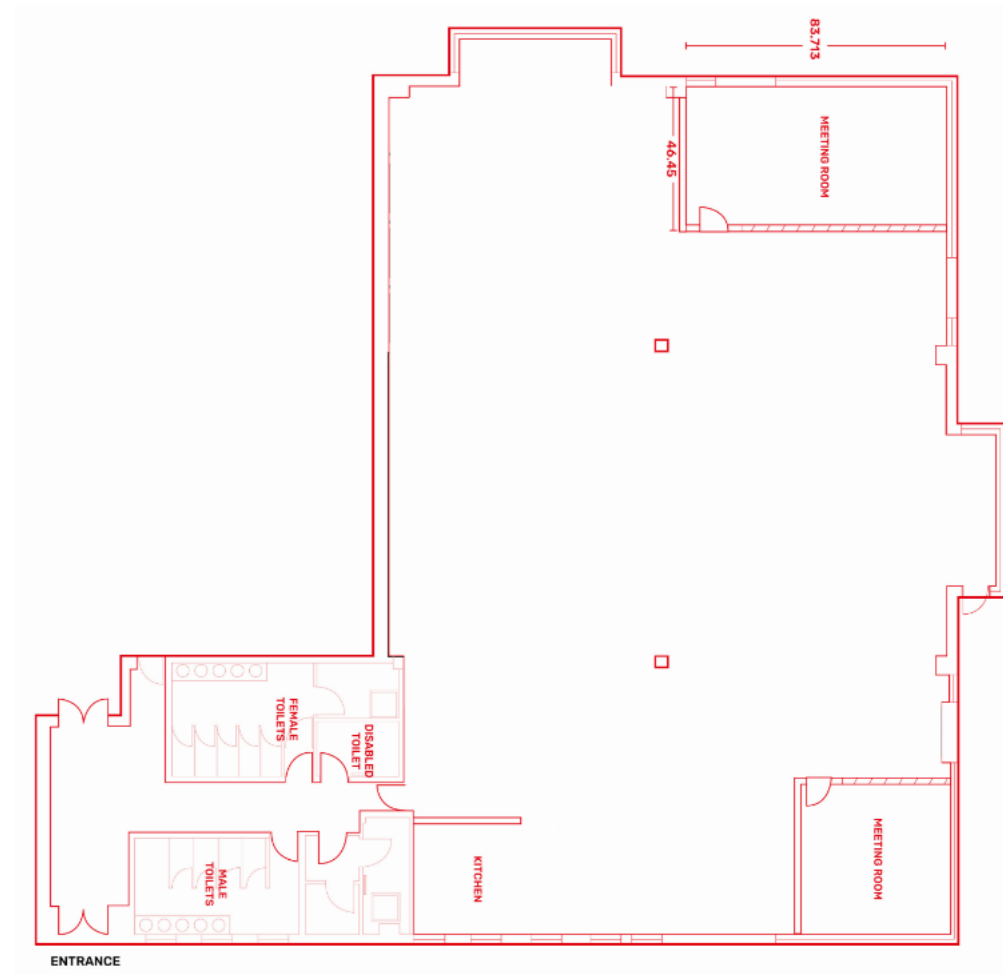
Address: Trinity Gardens, 9-11 Bromham Road, Bedford, MK40 2BP.

What3words: ///rings.wake.tell





Floorplans



Property name

Contact us

Viewings by appointment only.

To arrange a viewing, please contact:



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Particulars dated XXX. Photographs dated XXX.



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