

lot 34

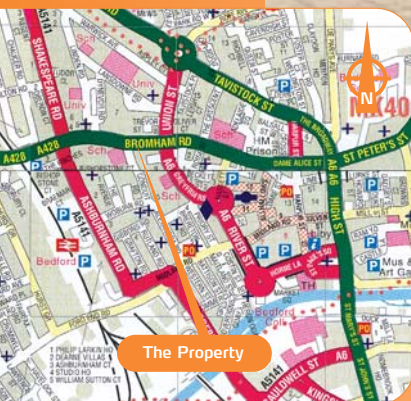
51 Bromham Road, Bedford Bedfordshire MK40 2BF

Vacant
Possession

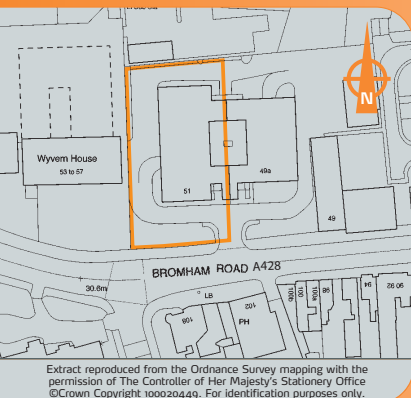
Freehold Office Building with Potential

- Substantial office accommodation 1,390 sq m (14,967 sq ft)
- Includes 33 car spaces
- Close to Bedford town centre and Bedford Railway Station

- Residential development potential (subject to consents)
- Six Week Completion Available



The Property



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Location

Miles: 21 miles south-east of Northampton
15 miles east of Milton Keynes
28 miles west of Cambridge

Roads: A1(M), A6, A421, A428, M1 (Junction 13)

Rail: Midland Mainline to London St Pancras & Thameslink service

Air: Luton Airport, Stansted Airport, Heathrow

Situation

Bedford is a historic market town and County town of Bedfordshire situated some 45 miles north of London and 30 miles west of Cambridge with good connections via the M1 and A1. The property is situated on the north side of busy Bromham Road (A428) to the north-west of the town centre and some 500 metres from Bedford Railway Station. Nearby office occupiers include Job Centre Plus, Alpheus Environmental Ltd, BCS The Chartered Institute for IT and Ramsay Healthcare UK Ltd.

Description

The property comprises a substantial and attractive 3 storey office building benefiting from part comfort-cooled open plan regular floor plates, a passenger lift, parking for 33 cars, 24 of which are located in the basement with ancillary accommodation also in the basement.

Planning

The property may be suitable for residential redevelopment subject to the necessary consents.

Bedford Borough Council, Borough Hall, Cauldwell Street, Bedford MK42 9AP.

Website: <http://www.bedford.gov.uk/planning>

Email: centralp@bedford.gov.uk

Tel: 01234 267422.

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Possession
Ground	Office	454.02 sq m	(4,887 sq ft)	VACANT POSSESSION
First	Office	454.02 sq m	(4,887 sq ft)	
Second	Office	441.48 sq m	(4,752 sq ft)	
Basement	Ancillary	40.97 sq m	(441 sq ft)	
Totals		1,390.49 sq m	(14,967 sq ft)	

For further details please contact:

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