



**jamescommercial**  
property consultants

Rogers Court, Cauldwell Street | **Bedford, MK42 9AG**  
**EDUCATIONAL/MEDICAL BUILDING TO LET**



# Rogers Court, Cauldwell Street | Bedford, MK42 9AG | D1/B1 USE BUILDING TO LET

- ground, first & second floors
- passenger lift
- 18 car parking spaces
- 750.63 m<sup>2</sup> (8,080 ft<sup>2</sup>) approx
- rent: £55,000 per annum
- d1 (educational/medical) & b1 (office) uses

## DESCRIPTION

Detached three storey office building most recently used by Bedford College as a Sixth Form Block, currently partitioned into various size rooms, benefitting from double glazing, suspended grid tiled ceilings, gas fired central heating, fully carpeted, male & female WC's on each floor, passenger lift and parking for up to 18 cars.

We understand that the premises have B1 (Office) and D1 (Educational/Medical) uses. Alternative uses, such as Serviced Offices, Call Centre, Gym, Yoga, Medical, Training, Student Accommodation, Hotel, etc will be considered, Subject to Planning.

## LOCATION

Situated on Cauldwell Street (A6), between Kingsway and St John's Street, on the edge of Bedford town centre. The A421 is in close proximity, providing easy vehicular access onto the A1 to the North East and the M1 towards the South West. Neighbouring occupiers include, Bedford College, Bedford Borough Council, Farmfoods, Magnet Kitchens, Laser World, HSS Hire, Motorcare and Park Inn Radisson Hotel.

Bedford town centre is within a short walking distance, across the River Great Ouse, where you will find a good variety of shops and other useful amenities.

Bedford St Johns mainline railway station is a few minutes walk away to the South, providing services to Bedford and Bletchley. There are also buses serving the area located on Cauldwell Street, close to the entrance of Bedford College.

## ACCOMMODATION

Ground Floor Offices	247.67	2,666
First Floor Offices	251.48	2,707
Second Floor Offices	251.48	2,707
<b>Total</b>	<b>750.63 m<sup>2</sup></b>	<b>8,080 ft<sup>2</sup></b>

## TENURE

A new Full Repairing and Insuring Lease is available, on terms to be agreed.

## VIEWING

Strictly by appointment only, through joint sole agents: -

**James Commercial 020 7127 8781** James Stefanopoulos  
**Stimpson Eves 01234 341311** Giles Ferris



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