







TO LET Two High Specification Air-Conditioned Office Suites with parking



First floor suite 664 sq ft (61.79 sq m)
Second floor suite 659 sq ft (61.22 sq m)

Offices Suites at 4 The Gateway, Blackthorn Place, Silsoe, Bedford, MK45 4PZ



-  Bedford Town Centre approx. 11 miles
Luton Town Centre approx.. 9 miles
-  Fast access to the A6 and A507
-  Bedford Railway Station approx. 11 miles
Luton Railway Station approx. 9 miles
-  Two open plan office suites, kitchen facilities, air conditioning, fibre optic cabling, ladies, gents and disabled WCs
-  Each suite will be allocated with 3 parking spaces
-  **Leasehold:** £16,000 per annum per suite. Inclusive of utilities, service charge and buildings insurance.



Location

- Located on Blackhorn Place, The Gateway is situated within close proximity to the A6 linking Bedford and Luton.
- The building is located on the edge of a new residential development in the Central Bedfordshire village of Silsoe.
- The property is situated 11 miles from Bedford Town Centre and Bedford train station and approx.. 9 miles from Luton.
- The property has fast access to the A6 and A507.



Description

- 4 The Gateway is a high specification mixed use building.
- The property comprises of two high quality office suites on the first and second floors.
- Each suite is open plan with the first floor suite providing self contained office space with manager's office and kitchen.
- The second floor suite provides open plan office space.
- Ladies, gents and disabled WCs are provided within the common parts.



Specification

- Ladies, Gents and disabled WCs
- Two high spec office suites
- Carpets throughout
- LED lighting
- Air conditioning
- Fibre optic cabling
- Security entrance system
- Passenger lift
- On site parking
- Kitchen facilities
- EPC Rating - TBC



Floor Area (Nett Internal Area)

The property has been measured in accordance with the RICS Property Measurements Standard 2nd Edition.

First Floor Suite: 664 sq ft (61.79 sq m)

Second Floor Suite: 659 sq ft (61.22 sq m)

Areas quoted are approximate and should not be held as 100% accurate.



Terms

- **Leasehold:** £16,000 per annum per suite
- The rent is inclusive of utilities, service charge and buildings insurance.
- **VAT:** Applicable at the appropriate rate
- The premises are to be let on new effective full repairing and insuring lease(s) for a term to be agreed.



Business Rates

- **Rateable value:** TBA
- The current multiplier for 2020/21 49.9p payable
- Interested parties are advised to contact the relevant local authority



Viewing

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