

TO LET Prestigious High Quality Character Offices



Unit 2: 1,250 sq ft (116.13 sq m)

Water End Barns, Water End, Eversholt,
Bedfordshire, MK17 9EA



Woburn: 3 miles
Amphill: 4 miles
Milton Keynes: 10.2 miles
Bedford: 12.7 miles
Luton Airport: 16.4 miles



Good access to Milton
Keynes, A5 and M1
Junction 12 M1: 4.7 miles
Junction 13 M: 3.8 miles



Thameslink service to
London
Flitwick: 3.5 miles



Energy efficient lighting,
heating via a new ground
source heat pump, carpets,
WC and kitchenette



Perimeter trunking, telecoms
and excellent fibre optic
broadband. Up to 1gb
available



Plentiful secure car parking
with visitor overflow parking
and EV charging points.



Leasehold: From £22,500
per annum.



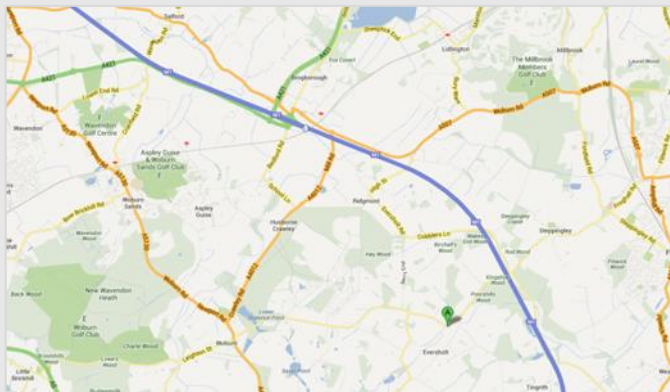
Location

- Prominently located on the edge of Eversholt village approximately 2.8 miles from Woburn and 3.5 miles from Flitwick.
- Good access to the M1, Junction 12 - south to London and Junction 13 - North bound
- Central Milton Keynes 10.2 miles, Bedford 12.7 miles and Ampthill 4 miles.
- Local and high street amenities available in Flitwick Ampthill, Woburn and Eversholt.



Description

- Award winning conversion of former Victorian Bedford Estate model farm.
- Development incorporates eight high quality self-contained office units.



- Brick elevations under pitched slate roofs.
- Mixture of open plan accommodation with additional work areas.
- Feature grassed private courtyards (maintained by landlord).
- Ample allocated parking (plus visitor overflow).



Specification

- Excellent fibre optic broadband available. Up to 1gb available.
- Perimeter trunking.
- Energy efficient lighting and air-conditioning
- Carpeted offices.
- Security alarm.
- WC and kitchenette facilities.
- Character interior with exposed brick.
- EV charging points.



Floor Area (Net Internal Area - NIA)

The property has been measured in accordance with the RICS Code of Measuring Practice 6th Edition.

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



Terms

- Leasehold: From £22,500 per annum.
- Service charge: Applicable (approximately £1.50 per sq ft per annum exclusive) to include water, drainage refuse collection, car park lighting and maintenance.
- VAT: Applicable.



Business Rates

- Rateable value: Unit 2: £10,000. No rates payable for 2020/2021
- Interested parties are advised to make their own enquiries.



Viewing

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