

TO LET

 KirkbyDiamond



The Lodge
Houghton Hall
Houghton Regis
Bedfordshire,
LU5 5DY

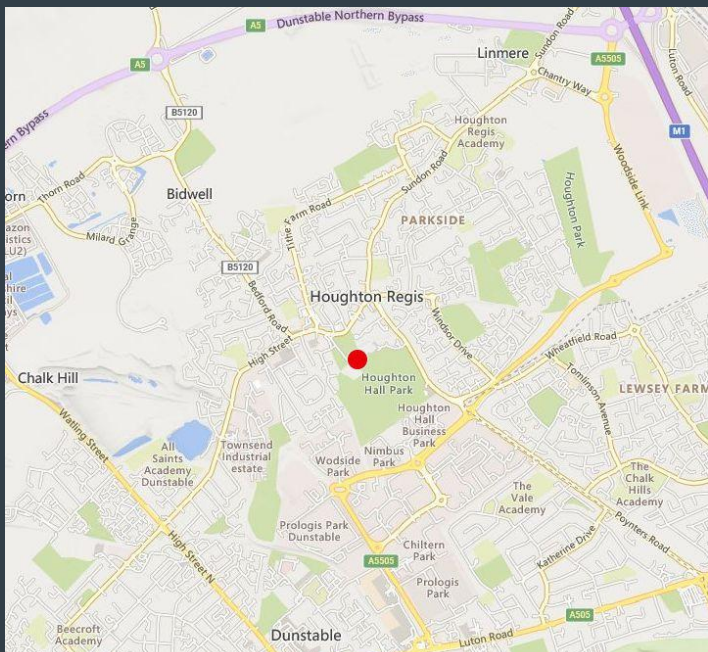
- Unique property
- Secure allocated parking
- Self contained

Location

The Lodge at Houghton Hall is situated in the grounds of Houghton Hall adjacent to the Green in Houghton Regis. The M1 Junction 11a is easily accessible. Surrounding parkland, woodland walks, local shops and amenities close by.

Description

A period building with plenty of character constructed in brick with a slate roof. Internally the premises provide 3 individual offices at ground floor along with a kitchen and WC facility. At first floor are two individual offices and a shower room including WC. Benefitting from 4 allocated parking spaces within the secure grounds.



Accommodation

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

| Accommodation | Sq Ft | Sq M |
|---------------|------------|--------------|
| Total | 742 | 68.93 |

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

Terms

The property is to be let on an Internally Repairing & Insuring lease, on new terms to be negotiated.

VAT: Applicable

Business Rates

Rateable value: £6,600 (£nil payable if Small Business Rates Relief applies)

The current multiplier for 2024/25 is 49.9p payable

Interested parties are advised to contact the relevant local authority

Viewings

For further details please contact;

Joshua Parello

01582 550 210

joshua.parello@kirkbydiamond.co.uk

Hannah Niven

01462 414 040

hannah.niven@kirkbydiamond.co.uk



Kirkby Diamond LLP for themselves and for the vendors, whose agents they are, give notice that these particulars are set out as a general guide only and do not constitute any part of any offer or contract. All descriptions, dimensions, reference to condition and the necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but interested parties should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Kirkby Diamond LLP has any authority to make or give any representation or warranty whatever in relation to this property.

Kirkby Diamond LLP (Registration No OC420194) is authorised and regulated by the Royal Institution of Chartered Surveyors.

Kirkby Diamond is a trading name of Kirkby Diamond LLP