

TO LET – Attractive Business/Office Unit



**Unit 1, Cotswold Business Park, Millfield Lane, Caddington
LU1 4AJ**

1,830 Sq. Ft (170 Sq. M)

£27,500 Per Annum Exclusive

- Situated Within an Attractive Rural Business Development
- Excellent Road Transport Links
- Generous Parking Allocation – 18 Spaces (1:102 sq. ft)
- DDA Compliant
- Suitable For a Variety of Uses Within Use Class (E)

Location:

Situated within Cotswold Business Park, a small rural business use development located just off Millfield Lane in the Bedfordshire village of Caddington (between Luton and Dunstable) and is approximately 1.95 miles west of the M1 (J10) and less than a mile east of the A5. The unit's locality to major road links gives it a large catchment for staff and clients alike.

Description:

Comprising a self-contained single-storey business unit offering predominantly open plan accommodation with 3 partitioned office/meeting rooms. The property benefits from dual entrances to the front and rear elevations, suspended ceilings with a mixture of inset cat 2 and LED lighting throughout, extensive glazing, kitchenette, W/C's, intruder alarm system, and gas central heating. The property also benefits from 18 allocated parking spaces to the front and rear elevations.

Terms:

Available by way of a new FRI lease for a term to be agreed at a rent of **£27,500 per annum exclusive**.

Service Charge:

This is a contribution towards the external and common part repair and maintenance. Further information available on request.

VAT:

This property is not elected for VAT.

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Accommodation:

The property has been measured on net internal basis in accordance with the RICS Property Measurements Standards 6th Edition.

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

Accommodation	Sq. Ft	Sq. M
GF Office	1,830	170

Business Rates:

From enquiries we understand that for the current year the rateable value is £29,500 with a rates payable in the order of **£14,720 per annum**.

EPC:

C-65

Viewings:

Strictly by appointment. For further details please contact;

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