

TO LET

3,151 Sq Ft (292.73 Sq M)

- High Quality Air Conditioned Offices.
- Up & Over Shutter Door.
- Storage Mezzanine.
- Staff Facilities Incorporating Showers.
- 7 Allocated Parking Spaces.



Unit 9 Ampthill Business Park
Station Road, Ampthill, Bedford, MK45 2QW



LOCATION

- The premises are located on the well established Station Road Industrial Estate at Ampthill.
- Flitwick mainline railway station is 2 miles and provides access to Bedford to the north and to London St Pancras and beyond to the south via the Thameslink Service.
- Located just off the A507 which provides quick access to Junctions 12 and Junction 13 of the M1 and leads to the A1 and A6.
- Ampthill provides all local services including Waitrose and a Costa.

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Google Maps

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DESCRIPTION

- The property comprises of a modern end terraced light industrial/warehouse and office unit, constructed of a steel portal frame with brick and profiled steel elevations.
- Internally there are offices across part of first floor plus mezzanine storage.
- Access to the main warehouse area is via an up and over loading door.
- The unit also benefits from 2 x wc's incorporating shower facilities to the ground floor and kitchen facilities.
- There is LED lighting throughout, oil fired boiler heating system and comfort cooling.

TERMS

The premises are available on a new full repairing and insuring lease for a term to be agreed at a rent of £35,000 pa exclusive.

ACCOMMODATION

Ground Floor	150.22 SQ M	1,617 SQ FT
First Floor Office	104.42 SQ M	1,124 SQ FT
First Floor Mezzanine Storage	38.09 SQ M	410 SQ FT
Total	292.73 SQ M	3,151 SQ FT

*The property has been measured in accordance with the RICS Property Measurements Standard 6th Edition

EPC: E-108

Business Rates: From enquiries we understand that for the current year the rateable value is £17,000 per annum.

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

CONTACT:



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