

# TO LET

1,827 Sq Ft (169.73 Sq M)

- Open Plan & Private Offices
- Gas Under Floor Heating
- Floor Trunking
- Double Glazed Windows
- Suspended Ceilings



## 14 Doolittle Mill

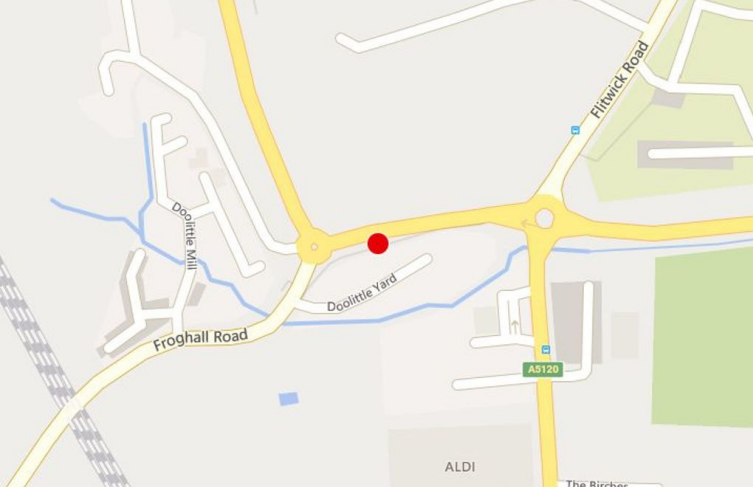
Froghall Road, Amptill, Beds, MK45 2ND

 **KirkbyDiamond**

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[kirkbydiamond.co.uk](http://kirkbydiamond.co.uk)



## LOCATION

- The premises are located on Doolittle Mill in a prominent position on the A507 trunk road which bypasses the Georgian market town of Ampthill and expanding town of Flitwick.
- Junctions 12 and 13 of the M1 are both approximately 6 miles away and Flitwick train station is just a few minutes away with frequent trains running into London.

/// what3words

///finger.kitchen.perfectly

 Google Maps

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## DESCRIPTION

- 14 Doolittle Mill is a modern purpose built detached office building offering high quality open plan accommodation over two floors
- Demountable partitioning has been used to provide private offices and meeting rooms plus storage and kitchen facilities
- Benefits include a gas fired under floor heating system, double glazed windows, suspended ceilings with recessed lighting, ladies & gents WC's including disabled facilities and 7 on site parking spaces

## TERMS

The property is available as a whole or on a floor-by-floor basis, on a new FRI lease with rent starting from £17,500 per annum exclusive up to £35,000 per annum exclusive.

## ACCOMMODATION

Ground Floor	84.54 SQ M	910 SQ FT
First Floor	85.19 SQ M	917 SQ FT
<b>Total</b>	<b>169.73 SQ M</b>	<b>1,827 SQ FT</b>

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

EPC: EPC Rating - B (50)

## CONTACT:

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