

# FOR SALE

3,216 Sq Ft (298.77 Sq M)

- › Investment Opportunity
- › High Quality Refurbishment
- › Breakout/ Kitchen area
- › Various Meeting Spaces
- › Ample Allocated Car Parking



**6 Doolittle Yard**  
**Amphill, MK45 2NW**

**>D KirkbyDiamond**

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## LOCATION

- The property is located along the A507 between Ampthill and Flitwick, within Bedfordshire surrounding towns include Bedford to the north, Luton to the south and Milton Keynes to the west
  - The M1 Junction 12 is approximately five miles distant using the A507
  - Junction 13 is approximately seven miles distant using the A5120
  - Flitwick train station is approximately two miles distant and provides a direct link to London's Kings Cross in approximately 50 minutes
  - London Luton Airport is approximately ten miles distant
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## DESCRIPTION

- The property is available by way of freehold interest as an investment:
  - Lease terms summarised below:
    - £60,000 per annum
    - Lease Expiry 28th October 2034 (10 year Lease)
    - Break date 28th October 2029
    - Rent Review at the end of the 5th year
    - Schedule of Condition
- Doolittle Yard is a high quality development of seven self contained office buildings, with styling cues taken from the nearby Georgian market town of Ampthill
- It is adjacent to the award winning Doolittle Mill development and reflects its architectural style and high standard
- 6 Doolittle Yard has modern open plan accommodation with some separate meeting rooms on both floors
- The office has been recently fully refurbished and is fitted out to a very high standard

## ACCOMMODATION

<b>Total</b>	<b>298.77 SQ M</b>	<b>3,216 SQ FT</b>
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\*The property has been measured in accordance with the RICS Property Measurements Standard 6th Edition

**Business Rates:** From enquiries we understand that for the current year the rateable value is £57,000 per annum.

## CONTACT:



**TATE JAMES**

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