

# TO LET

385 Sq Ft (35.77 Sq M)

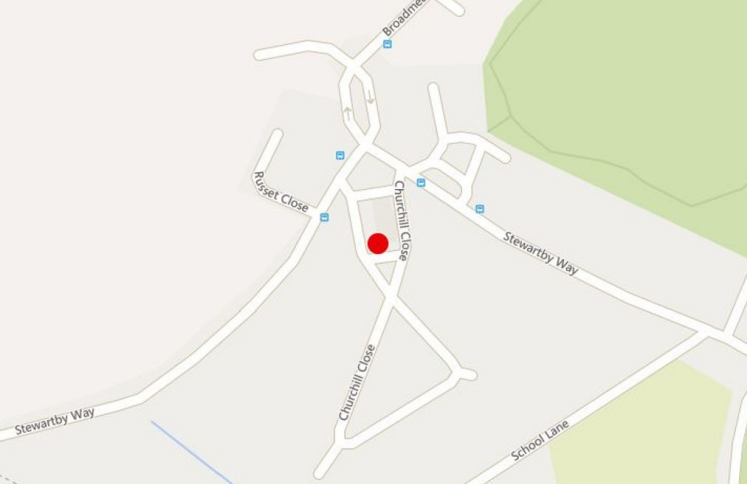
- › Newly Redecorated First Floor Office
- › Rural setting in a residential area
- › Plenty of nearby parking
- › On the doorstep of the future Universal Studios site



## First Floor Office Stewartby Village Hall

Churchill Close, Stewartby, Bedford, MK43 9LU





## LOCATION

- The unit is located at the heart of Stewartby, situated at first floor level of the Village Hall.
- It offers easy road access to the A421 in 2.6 miles, linking M1 Junction 13 in 6.7 miles with the A1 Blackcat Roundabout in 13.4 miles.
- 0.3 miles from Stewartby Train Station, Bedford Mainline Railway Station is 6.4 miles and Bedford St Johns Station is 6.0 miles.

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## DESCRIPTION

- First floor office with separate external access from the village.
- Rural setting with ample parking available nearby.
- The office benefits from three individual rooms, a kitchenette/breakout area as well as WC.
- Rent is inclusive of service charge & water rates.

## TERMS

Available by way of a new FRI lease for a term to be agreed at a rent of £7,000 per annum which is inclusive of service charge and water rates. VAT is payable.

## ACCOMMODATION (Net Internal Area\*)

First Floor	35.77 SQ M	385 SQ FT
<b>Total</b>	<b>35.77 SQ M</b>	<b>385 SQ FT</b>

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

EPC: TBA

**Business Rates:** The Rateable Value is £6,700 per annum. For the rates payable, please contact [www.voa.gov.uk](http://www.voa.gov.uk)

## CONTACT:

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