

TO LET

1,134 Sq Ft (105.35 Sq M)

- › Retail/Office Unit
- › Town Centre Location
- › Extensive Glazed Frontage
- › Suitable For a Variety of Uses
STPP
- › On-Site Parking



Unit 4

Russell Centre, Coniston Road, Flitwick, Bedford, MK45 1QY

Contact: Chris Richards or Joshua Parelo

Tel: 01582 738866

eddisons.com





Location

- The unit adopts a prominent position in the heart of Flitwick town centre on Coniston Road, within close proximity to the town's main retail and service amenities.
- The property benefits from excellent connectivity, being approximately 0.1 miles from Flitwick railway station, which provides regular Thameslink services to London St Pancras International in around 45–50 minutes, as well as links to Bedford and Luton.
- Road communications are also strong, with the A507 nearby providing direct access to the M1 motorway at Junction 12 within 4 miles, facilitating easy access to Milton Keynes, Luton and the wider motorway network.

/// what3words

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Google Maps

Click here



Description

- Comprising of a mid-terrace retail unit in the heart of Flitwick Town Centre. The unit benefits from an extensive glazed frontage, suspended ceilings with inset LED lighting and A/C, kitchenette, W/, and rear loading access.
- The unit benefits from an extensive glazed frontage, suspended ceilings with inset LED lighting and A/C, kitchenette, W/, and rear loading access. The unit also benefits from plentiful public parking to the front elevation.
- The unit shares the parade with a number of national occupiers including Connells, Country Properties, Coral Betting, Domino's, and Co-op. The unit is in close proximity to Tesco Superstore and petrol station.

Terms

Available by way of a new FRI lease for a term to be agreed at a rent of £25,000. VAT is payable.

Accommodation (Net Internal Area*)

Total	105.35 SQ M	1,134 SQ FT
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*The property has been measured in accordance with the RICS Property Measurements Standard 6th Edition

EPC: The property has an EPC of E (108)

Business Rates: The rateable value is £21,500. For the rates payable please contact us or www.voa.gov.uk

Service Charge: There is a contribution towards common part and external repair and maintenance. Further information available upon request.

Contact:

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