

TO LET

1,886 Sq Ft (175.21 Sq M)

- › Detached Workshop / Industrial Unit
- › 2 Large Loading Doors
- › Fenced & Gated Yard
- › Single & 3 Phase Electrics
- › Eaves Height of Workshop 5.28m/17'4"



Unit E

12 Station Road, Ampthill, MK45 2QY

Contact: Nathan George or Diccon Brearley

Tel: 01234 905128

eddisons.com





Location

- The premises are located on Station Road Ampthill which is the main commercial area to the south of the town centre
- The estate is very well located and has immediate access to the A507 which links to the M1 at Junction 13 approximately 5 miles to the west.
- Locally, Ampthill town centre is approximately 1 mile away and Flitwick town centre with mainline train station is approximately 2 miles to the south.
- Other main towns and cities nearby are Milton Keynes approximately 12 miles to the west. Bedford approximately 9 miles to the north and Luton approximately 13 miles to the south.



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Description

- An individually built detached workshop / industrial unit with offices and staff facilities.
- The unit is situated on a self-contained fenced and gated site of approx. 0.2 acres providing for a good sized mainly concrete surfaced yard.
- The unit is currently set up as a gym and some alterations have been made to include open plan reception area and partitioned first floor offices creating two separate rooms.

Terms

The property is available by way of a new full repairing and insuring lease at a rent of £30,000 per annum exclusive of VAT.

Accommodation

Total	175.21 SQ M	1,886 SQ FT
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*The property has been measured in accordance with the RICS Property Measurements Standard 6th Edition

EPC: C-52

Business Rates: The rateable value is £20,750. For the rates payable please contact us or www.voa.gov.uk

Contact:

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