

TO LET

648 Sq Ft (60.2 Sq M)

- Prominent Location
- Self contained
- Front & Rear Access
- Allocated Parking



Highfield House

Unit 4 The Hawthorns, Flitwick, Bedford, MK45 1FN

Contact: Joshua Parello or Hannah Niven
Tel: 01234 905128
eddisons.com





Location

- Located approximately 10 miles south of Bedford and 10 miles east of Milton Keynes
- The property is located along High Street within Flitwick and a short walk from Flitwick town centre
- The town is served by good communication links all within close proximity to the property
- Flitwick train station is within walking distance with direct links to London
- Junction 12 of the M1 motorway is within 4 miles distance & access to the A507 is within 1 mile

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 Google Maps

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Description

- Highfield House is a mixed-use development that includes retail space on the ground floor and office spaces on the upper levels
- Unit 1 is a ground-floor retail unit facing the High Street
- This unit offers both front and rear access, along with self-contained kitchen and restroom facilities

Terms

The premises are to be let on an Internally repairing and insuring lease for a term to be agreed at a rental of £15,900 per annum exclusive.

Accommodation (Net Internal Area*)

Total	60.2 SQ M	648 SQ FT
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*The property has been measured in accordance with the RICS Property Measurements Standard 6th Edition

Business Rates: Rateable Value: £9,500

Service Charge: There is a service charge payable for the maintenance & upkeep of the communal parts as well as all heating and cooling for the office suites of £3,665 per annum.

Contact:

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