

# TO LET

592 Sq Ft (55 Sq M)

- › Self-Contained Character Office Building
- › 5 Allocated Car Parking Spaces
- › Kitchenette and W/C facilities
- › Eligible for Small Business Rates Relief
- › Suitable For a Variety of Uses Within Use Class E



## The Old Dairy

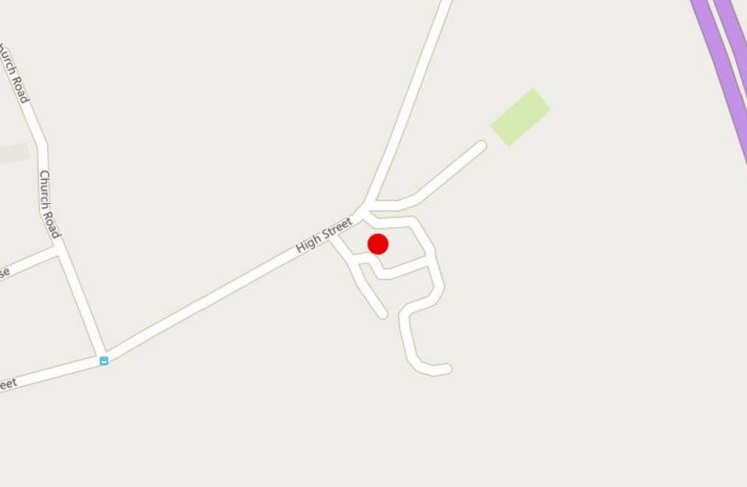
Manor Farm, High Street, Tingrith, Milton Keynes, MK17 9EN

Contact: Chris Richards or Joshua Parelo

Tel: 01582 738866

[eddisons.com](http://eddisons.com)





## Location

- Situated in the quaint rural village of Tingrith, approximately 9 miles north-west of Luton, 10 miles south-east of Milton Keynes, and 10-11 miles south of Bedford.
- The property benefits from good access to the strategic road network, with the M1 motorway accessible at Junction 12 (approx. 4 miles to the south-east) and Junction 13 (approx. 5.5 miles to the north), providing convenient connections to London, the Midlands and the wider motorway network.
- The A5120 and A507 provide local east-west routes linking to the A5 and surrounding regional centres.

 what3words  
///convinced.sage.hawks

 Google Maps  
Click here



## Description

- Comprising of a ground floor self-contained character office building. Internally the property benefits from carpeting, electric wall-mounted radiators, and surface mounted LED strip lighting throughout.
- The accommodation has been split into three respective areas to include a reception area, break out area with W/C and kitchenette to the left-hand side, and the main office area to the right hand side.
- Internally the property benefits from carpeting, electric wall-mounted radiators, and surface mounted LED strip lighting throughout.
- The property also benefits from 5 allocated parking spaces to the front elevation.

## Terms

Available by way of a new IRI lease for a term to be agreed at a rent of £900 per calendar month exclusive.

VAT is not payable.

## Accommodation (Net Internal Area\*)

<b>Total</b>	<b>55 SQ M</b>	<b>592 SQ FT</b>
--------------	----------------	------------------

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

EPC: TBC

**Business Rates:** The rateable value is £6,000. For the rates payable please contact us or [www.voa.gov.uk](http://www.voa.gov.uk)

## Contact:

**CHRIS RICHARDS**  
[07983 775684 chris.richards@eddisons.com](mailto:chris.richards@eddisons.com)

**JOSHUA PARELLO**  
[07951 613205 joshua.parello@eddisons.com](mailto:joshua.parello@eddisons.com)

Eddisons is the trading name of Eddisons Commercial Ltd. The company for itself and for the vendors or lessors of this property for whom it acts as agents give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Eddisons has any authority to make or give any representation or warranty whatever in relation to this property.