

TO LET

1,680 Sq Ft (156.07 Sq M)

- › Self-contained ground floor office suite
- › Town centre location
- › Air conditioning
- › Characterful Grade II Listed building
- › Secure gated car park with 7 allocated spaces

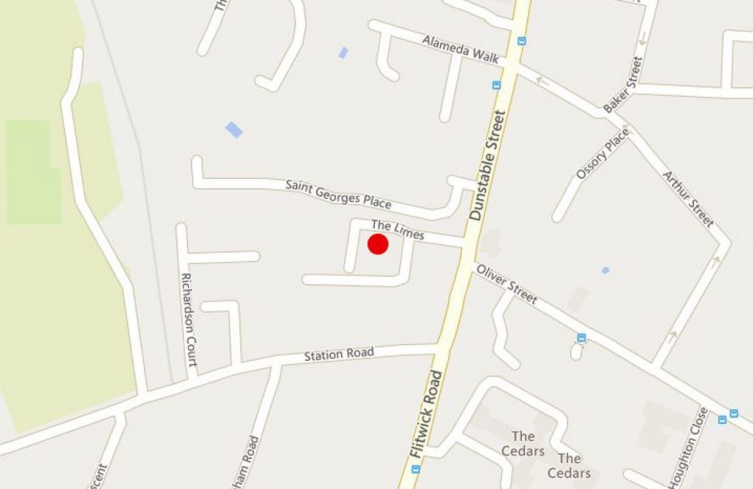


The Limes (Office 2)

Ground Floor, Dunstable Street, Ampthill, MK45 2GJ


Contact: Chris Richards or Joshua Parelo
Tel: 01582 738866
eddisons.com





Location

- The Limes is set in the heart of Ampthill, a thriving small market town with a full range of local shops and facilities including a Waitrose supermarket, Costa Coffee, and a multitude of pubs and restaurants.
- Flitwick train station is close, which provides an efficient service to London St Pancras International, with a fastest journey time of approximately 40 minutes.
- M1 Junction 12 and 13 are within 5 miles of the property respectively and the A6 is within 4 miles.

 what3words
///canine.duty.ballpoint

 Google Maps
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Description

- The Limes is a local landmark Grade II listed building which provides high quality office space in a prominent location.
- The building has been renovated and is split into three self contained wings and set in an attractive landscaped site with secure dedicated car parking.
- Ground floor Office 2 comprises a self-contained office suite which has been newly redecorated.
- The suite benefits from 24/7 fob access, air-conditioning, electric wall-mounted radiators, perimeter trunking with inset cat 5 data cabling, kitchenette and W/C (DDA compliant).
- The suite also benefits from 7 allocated car parking spaces.

Terms

Available by way of a new effective FRI lease for a term to be agreed.

VAT is payable.

Accommodation (Net Internal Area*)

Ground Floor Office	156.07 SQ M	1,680 SQ FT
Total	156.07 SQ M	1,680 SQ FT

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

EPC: C-55

Business Rates: The rateable value is £29,750. 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. Available upon request.

Contact:

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