

TO LET

641 Sq Ft (59.55 Sq M)

- Recently Refurbished Office Suite
- Separate Meeting Room
- Air Conditioning
- Allocated Parking
- Available Immediately



Second Floor Unit 1

Stoke Mill, Mill Road, Sharnbrook, Bedford, MK44 1NN

Contact: Nathan George or William Fountaine
Tel: 01234 905128
eddisons.com





Location

- Located just off Mill Road on the edge of Sharnbrook village.
- Positioned within part of the Sharnbrook Mill Commercial Estate amongst multiple local businesses and adjacent to the Mill Theatre and recently re-opened Mill Hotel.
- The site has immediate access to the A6 linking Northamptonshire to the north and Bedford to the south.

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 Google Maps

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Description

- Second floor office suite within a recently refurbished character building. Comprising open plan office space, separate meeting room, kitchen and WC facilities.
- Accessed via a shared entrance lobby with telecom entry system and further benefiting from air conditioning and 2 allocated parking spaces.
- Positioned in a semi rural location with nearby walks available along the River Great Ouse and around the village.
- Sharnbrook is a popular and thriving location two convenience stores, a pub, a cafe, pharmacy, restaurant and sports club.

Terms

Available by way of a new sublease for a term to be agreed at a rent of £9,950 per annum exclusive of VAT.

Accommodation

Total **59.55 SQ M 641 SQ FT**

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

EPC: B (30)

Business Rates: Currently being reassessed

Contact:

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