

TO LET

1,007 Sq Ft (93.55 Sq M)

- › Modern First Floor Office Suite
- › Open Plan Office with Kitchen Facilities
- › Allocated & Overflow Parking
- › CCTV Monitored Development



Unit 7

Moulsoe Business Centre, Cranfield Road, Moulsoe, Newport Pagnell, MK16 0FJ

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eddisons.com





Location

- Located at Moulsoe Business Centre, Cranfield Road, Moulsoe, an established rural business destination positioned between Milton Keynes, Bedford and Newport Pagnell.
- Excellent connectivity with Junction 14 of the M1 motorway approximately 2 miles away, providing convenient access to the national motorway network.
- Well positioned for businesses serving Milton Keynes, Bedford, Northampton and the wider Buckinghamshire and Bedfordshire regions, with Central Milton Keynes approximately 5 miles away.

 what3words
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 Google Maps
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Description

- Modern first-floor office suite extending to approximately 1,007 sq ft with private kitchen and reception area. Providing well-presented and flexible accommodation suitable for a wide range of professional, administrative, and business occupiers.
- Situated within an attractive business centre comprising a collection of converted and purpose-built office buildings arranged around a landscaped central courtyard.
- Benefiting from private gated access, CCTV monitoring, allocated parking together with additional overflow parking.
- Connected to mains services including electricity, water and fibre broadband, with access to shared WC facilities.

Terms

Available by way of a new effective full repairing and insuring lease for a term to be agreed at a rent of £19,000 per annum exclusive.

Accommodation (Gross Internal Area*)

Total	93.55 SQ M	1,007 SQ FT
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*The property has been measured in accordance with the RICS Property Measurements Standard 8th Edition

EPC: The property has an EPC rating of A (19)

Business Rates: The rateable value is £16,250. For the rates payable please contact us or www.voa.gov.uk

Service Charge: Available upon request

Contact:

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