

TO LET

269 Sq Ft (24.99 Sq M)

- › Fully-fitted salon unit, within the Red Kite Meadows development, available on flexible terms.
- › Red Kite Meadows promotes wellbeing, social connection and on-site support within a landscaped, village-style environment.
- › With close proximity to Flitwick railway station and local town centre amenities.

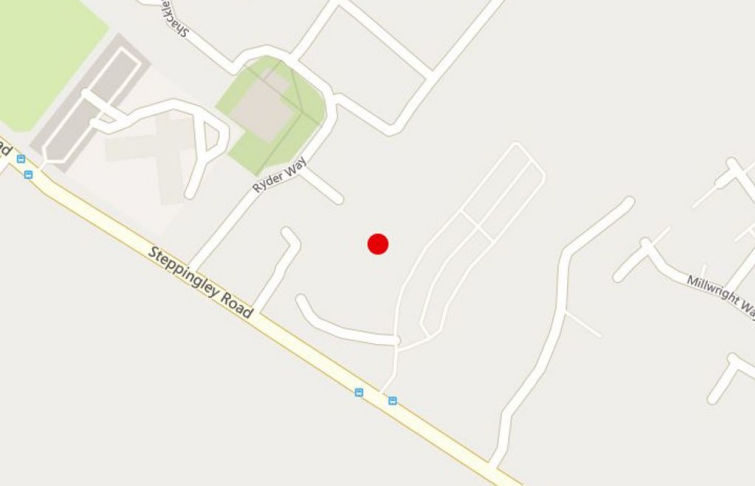


Salon Unit

Red Kite Meadows, Steppingley Road, Flitwick, Bedford, MK45 1TH

Contact: William Fountaine or Joshua Parelo
Tel: 01234 905128
eddisons.com





Location

- Red Kite Meadows is ideally situated in the heart of Flitwick serviced by excellent transport links such as Flitwick Railway Station and regular bus service links to Ampthill, Bedford, and Milton Keynes.
- Steppingley Road itself runs through the town centre area, providing direct access to local amenities such as shops, cafés, the leisure centre and community facilities within walking distance of Red Kite Meadows.
- Nearby stops are served by regular bus services connecting Flitwick with neighbouring towns and villages including Ampthill, Bedford, Luton and Milton Keynes.

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 Google Maps

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Description

- Red Kite Meadows is a brand-new, multi-purpose community complex that combines independent living with care services. It has been created to promote wellbeing, independence, and community interaction in a welcoming environment.
- The development is built to Passivhaus (Passive House) standards – a high level of energy-efficient construction that helps keep energy bills low and indoor comfort stable throughout the year.
- The development will benefit from a variety of dedicated services and amenities including a restaurant/café, community rooms for hire, relaxing gardens and outdoor space.

Terms

Available by way of a new FRI lease for a term to be agreed at an all inclusive* rent of £8,000. VAT is payable.



Accommodation (Gross Internal Area*)

Total	24.99 SQ M	269 SQ FT
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*The property has been measured in accordance with the RICS Property Measurements Standard 8th Edition

Business Rates: Currently being assessed

Service Charge: *A service charge budget for the building is currently being prepared and this will be reviewed after 12-months.

Contact:

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