TO LET

393 - 590 Sq Ft

(36.51 - 54.81 Sq M)

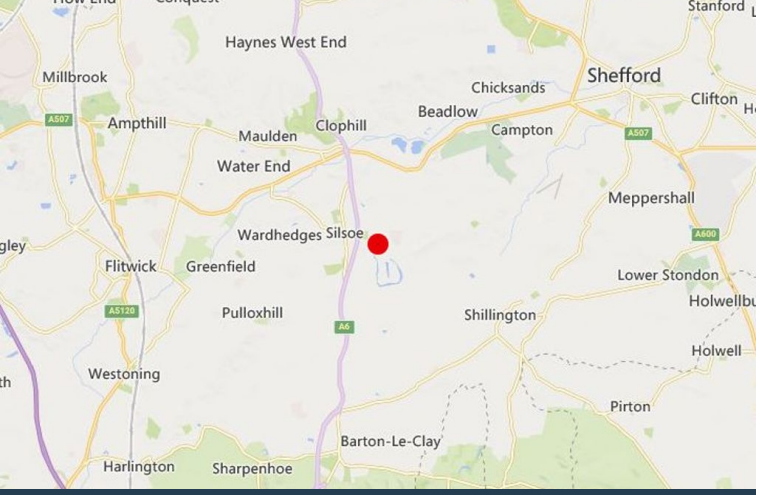
- Versatile Office Space
- Tremendous Views
- Parking Available
- Rural Location
- 24 Hour Access

Old Social Club

Wrest Park, Silsoe, Bedford, MK45 4HR

Contact: Charlotte Beard or Joshua Parello
Tel: **01234 905128**
eddisons.com

BTG Eddisons



Location

- Wrest Park, a magnificent 19th-century French Revivalist mansion in the picturesque Bedfordshire village of Silsoe, offers an extensive range of individual offices and suites to let from £18 per sq ft on competitive terms.
- The estate is well connected, with the A6 linking to Luton and Bedford and the A507 providing access between the A1 to the east and the M1 to the west. Rail services from nearby Flitwick and Leagrave stations run frequently to London St Pancras, and Luton Airport lies just 11 miles to the south.
- Silsoe itself offers pubs, shops, and a post office, with Luton, Bedford, and Milton Keynes all around 8 miles away.

what3words
///workers.nests.opened

Google Maps
Click here

Description

- The office accommodation is available in two main sections of the property, the mansion house and the stable buildings.
- Offices are let on a room by room basis and can be combined.
- Some offices enjoy views over the main gardens to the rear with all offices enjoying communal facilities, including WC's, kitchens etc.
- Entrance is by way of the grand hall, with a manned reception, during office hours and parking is plentiful.

Terms

Available both individually or combined, by way of a new FRI lease for a term to be agreed, for a minimum of 12 months, at a rent available on application. VAT is payable.

Accommodation

Suite 68	**36.51 SQ M**	**393 SQ FT**
Suite 70	**54.81 SQ M**	**590 SQ FT**
Total	**54.81 SQ M**	**590 SQ FT**

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

EPC: D-100

Business Rates: For the rates payable please contact us or www.voa.gov.uk

Service Charge: Available upon request.

Contact:

CHARLOTTE BEARD
07990 048182 charlotte.beard@eddisons.com

JOSHUA PARELLO
07951 613205 joshua.parello@eddisons.com

TATE JAMES
07977 762 072 tate.james@eddisons.com

BTG Eddisons is a trading name of Eddisons Commercial Ltd, registered in England and Wales (No. 3280893). 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.