

TO LET

82 – 590 Sq Ft

(7.62 – 54.81 Sq M)

- › Office Space from £10 per Sq Ft.
- › Historic Mansion with magnificent gardens.
- › Located immediately off A6 Trunk Road between Bedford and Luton.
- › Individual rooms or suites available.



Office Suites

Wrest Park, Silsoe, Bedford, MK45 4HR

Contact: Charlotte Beard or Joshua Parelo

Tel: **01234 905128**

eddisons.com





Location

- Wrest Park is situated in central Bedfordshire with good connections to the A6 and A507 trunk roads. The A507 links the A1 to the east and the M1 to the west. The A6 connects to Luton and Bedford.
- The nearest railway stations are Flitwick and Legerve (Luton) which both enjoy a frequent service to London St Pancras. Luton Airport is some 11 miles to the south.
- Silsoe is a picturesque village with amenities including pubs, a post office and a selection of local shops. Nearby towns include Luton, Milton Keynes and Bedford all are some 8 miles to the south, west and north respectively.



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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.
- 24 hour access available to staff.

Terms

Available by way of a new FRI lease for a term to be agreed at a rent (POA). VAT is applicable.

Accommodation

Available Units	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 www.voa.gov.uk

Service Charge: Available upon request

Contact:

CHARLOTTE BEARD
[07990 048182 charlotte.beard@eddisons.com](mailto:charlotte.beard@eddisons.com)

JOSHUA PARELLO
[07951 613205 joshua.parello@eddisons.com](mailto:joshua.parello@eddisons.com)

BTG EDDISONS
[01908 678 800](tel:01908678800)