

**TO LET**



**First Floor Office Suite, Waterfront, Wyboston Lakes,  
Great North Road, Beds, MK44 3AL**

**1,833 SqFt (170.26 SqM)**

**£75,000 Per Annum Exclusive**

- Serviced Office Suite
- Onsite Parking
- Flexible Terms
- Central Reception

## Location

Wyboston Lakes is located adjacent to the A1 near the market town of St Neots, halfway between Bedford and Cambridge. It is convenient for the A14, A1 and A11 with good access to the local railway station which is situated on the main London Kings Cross line.

## Description

Recently refurbished to a high standard with high specification furniture and fittings. This modern office suite is situated on the first floor of the exclusive Waterfront development at Wyboston Lakes.

The office suite is mostly open plan with reception area, meeting room and kitchen / dining area. The rent is fully inclusive of service charge, utilities and broadband. Onsite parking is available and inclusive of the rent. The property also benefits from comfort cooling and tenants will be offered discounts on the on-site restaurants, golf and gym facilities.

## Terms

The premises are to be let on a new full repairing and insuring lease for a term to be agreed at a rent of £75,000 per annum exclusive.

## VAT

Intending occupiers should satisfy themselves as to the incidence or otherwise of VAT on this transaction.

## Business Rates

Rateable Value – £TBC

Interested parties are advised to contact the relevant Local Authority.

## Virtual Tour

[Landing Pad Co-working - Waterfront Hotel](#)  
[\(matterport.com\)](#)

## Accommodation

The property has been measured in accordance with the RICS Property Measurements Standard 2nd Edition.

Accommodation	Sq. M	Sq. Ft
First Floor Office Suite	170.26	1,833
<b>Total</b>	<b>170.26</b>	<b>1,833</b>

Areas quoted are approximate and should not be held as 100% accurate.

## EPC

TBC

## Viewings

For viewings and further information please contact:

### Chandan Teji

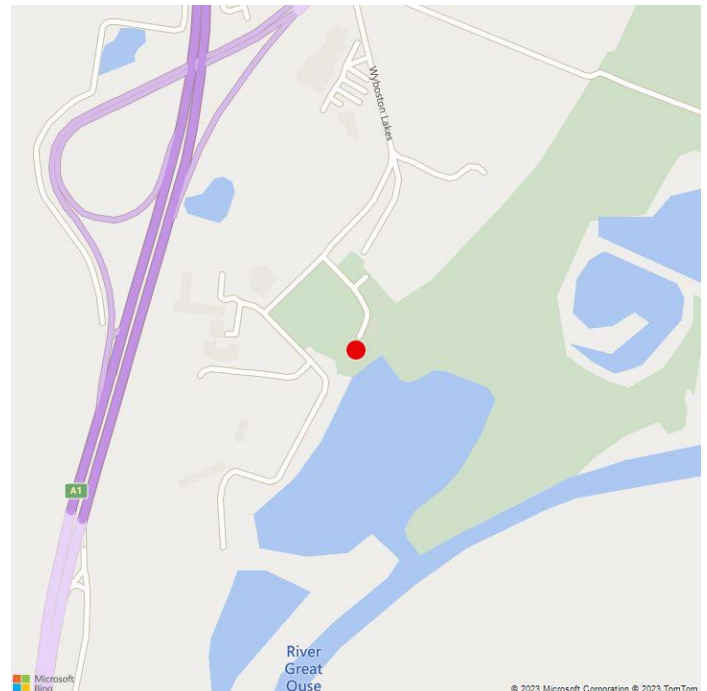
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