

TO LET

648 Sq Ft (60.2 Sq M)

- Self Contained Office In Rural Location
- Air Conditioning
- Double Glazed Windows & Doors
- Fitted Kitchen & WC Facilities
- Allocated Parking



Unit 1 Appley Court

Appley Wood Corner, Haynes, Bedford, MK45 3QQ

 **Kirkby
Diamond**

Part of **Eddisons**

Contact: Nathan George or Charlotte Beard

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kirkbydiamond.co.uk



LOCATION

- Appley Court is situated on the southern edge of the Mid Bedfordshire village of Haynes a short distance from the A600 Bedford/Hitchin road and 5 minutes from the A507 which directly links the A1 and the M1.
- Bedford town centre is approximately 8 miles to the north, Milton Keynes is approximately 20 miles to the west and Luton is approximately 13 miles to the south.



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DESCRIPTION

- Rurally located barn conversion development of high quality single storey self-contained offices with allocated on-site parking.
- The office benefits from air conditioning and the accommodation comprises entrance hall, kitchen two WC"s and two separate office rooms.

TERMS

Available by way of a new FRI lease for a term to be agreed at a rent of £12,000 per annum exclusive. VAT is payable.

ACCOMMODATION

Unit 1	60.2 SQ M	648 SQ FT
Total	60.2 SQ M	648 SQ FT

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

Business Rates: The Rateable Value is £12,750 per annum currently. From April 1st, the Rateable Value is £12,000 per annum. For the rates payable, please contact www.voa.gov.uk

CONTACT:

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