

robinson
+ hall



- + Well maintained Office Unit
- + 24.41 sq m / 262.74 sq ft
- + On Site parking
- + Rural location
- + Available Now

To Let

£4,500 Per Annum

Office To Let, Lodge Farm, Turvey, Bedford, Bedfordshire MK43 8AD



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Description

The unit is housed in a former agricultural building fronting onto a private courtyard. The office building offers a main front room with another small "meeting room". The office benefits from double glazed windows.

The main room benefits from a laminate flooring and the back room is carpeted. The unit has been newly redecorated.

There is a shared toilet / water supply in a nearby toilet block.

Accommodation:

Front office - 14.51 sq m / 156.18 sq ft

Back office - 9.90 sq m / 106.56 sq ft

Total internal area - 24.41 sq m / 262.74 sq ft

Location

The office is located in Lodge Farm approximately 3.9 miles to the south of Turvey, Beds, close to the A428 and the A422. The property is located approximately 7 miles from Newport Pagnell, 8.7 miles from Bedford and 11 miles from Milton Keynes.

Services

We understand that mains electricity and water are available, however, we would recommend that all interested parties check with the relevant statutory authorities as to the existence, adequacy or otherwise of these services for their own purposes.

N.B. None of the services have been tested and it is the responsibility of the proposed tenant to satisfy themselves as to their operation / condition.

Terms and Tenure

The premises are to be offered to let by way of a new full repairing and insuring lease on terms to be agreed.

Business Rate

The properties are currently not assessed for business rates but should rates become applicable then the tenant will be responsible for payment thereof.

Planning

The unit has planning consent for office use but it is the proposed tenant's responsibility to satisfy themselves that any intended use will be compliant.

VAT

All rents, prices and premiums are stated exclusive of VAT under the Finance Act 1989. Accordingly, interested parties are advised to consult their professional advisers as to their liabilities, if any. Please note the advertised rent is exclusive of VAT and this will be applied in addition.

Energy Performance Certificate Rating

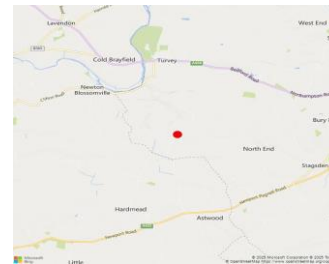
We are currently in a process of obtaining an EPC certificate.

Viewings

Strictly by appointment through Robinson and Hall LLP.

what3words

The location of the access to the property is
//many.symphonis.mercy



**To arrange a viewing, please call:
Bedford Commercial
01234 351000 option 2**



Land and Property Professionals

Unit 1, Highfield Court, Highfield Road, Oakley, Bedford, MK43 7TA

Agent's Notes

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