

TO LET



## **Unit 2 Dane Lane, Wixams, Beds, MK45 3HT**

**123 SqFt (11.42 SqM)**

**£5,100 Per Annum Exclusive**

- Open Plan Office Suite
- Newly Decorated
- Parking Available Upon Request
- Kitchen & WC Facilities

Location

The premises are located on Dane Lane, Wixams in the village of Wilstead which is located alongside the A6 to the south of Bedford approx. 2.2 miles from the A421 Bedford Bypass.

Description

Newly decorated suite that has its own access along with a fully equipped kitchen and WC facilities. Designed for office use only.

Terms

The premises are to be let on an effective full repairing and insuring lease for a term to be agreed at a rental of £3,250 per annum exclusive.

VAT

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

Business Rates

Rateable Value – £630.  
Interested parties are advised to contact the relevant Local Authority.

EPC

This property’s energy rating is TBC.

Accommodation

A detached single storey building of brick construction beneath a felted flat roof. The building provides shared WC and kitchen facilities. Parking available upon request at a limited capacity only.

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

Accommodation	Sq. M	Sq. Ft
Ground Floor	11.42	123
Total	11.42	123

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

Viewings

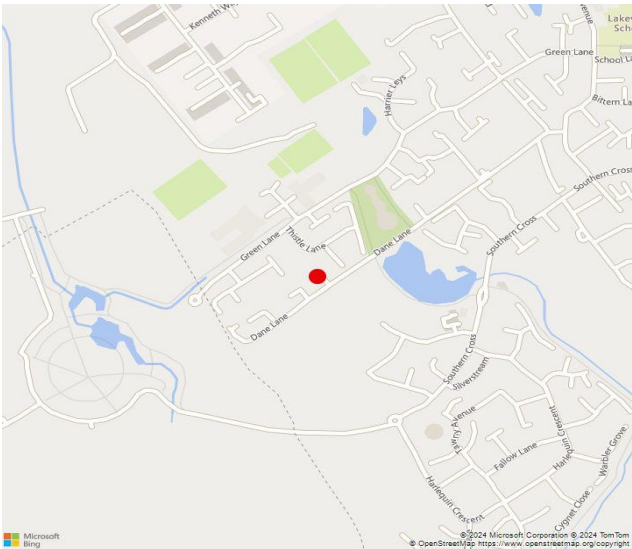
For viewings and further information please contact:

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