

TO LET

569 Sq Ft (52.86 Sq M)

- Town Centre office suite
- Self-contained with kitchen and W/C facilities
- Within walking distance of Flitwick mainline railway station
- Air Conditioning/heating system
- 2 allocated car parking spaces



Suite 7

Highfield House, The Hawthorns, Flitwick, MK45 1FN

 **KirkbyDiamond**

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kirkbydiamond.co.uk



LOCATION

- Situated in Flitwick town centre
- Junction 12 of the M1 motorway within 4 miles
- A507 within 1 mile
- Flitwick mainline train station within walking distance with direct links to London and The North

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Google Maps

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DESCRIPTION

- Comprising a self-contained second floor open plan office
- The suite benefits from an all access DDA compliant passenger lift, perimeter trunking with power and CAT 5 data cabling, entry phone system, comfort heating and cooling, kitchen facilities, and W/C (DDA compliant)
- The suite also benefits from 2 allocated car parking spaces

TERMS

Available by way of a new IRI lease for a term to be agreed at a rent of £9,900. VAT is payable.

ACCOMMODATION (Net Internal Area*)

Second Floor Office	52.86 SQ M	569 SQ FT
Total	52.86 SQ M	569 SQ FT

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

EPC: A-25

Business Rates: Available upon request

Service Charge: There is a contribution towards common part and external repair and maintenance. This is currently £4,000 (approx.) per annum

CONTACT:

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