

# TO LET

860 Sq Ft (79.89 Sq M)

- Rural location with surrounding green space
- Gated and secure site, with allocated parking
- Benefits from electric central heating and double glazed windows



**50a Rookery Road**  
**Wyboston, Bedford, MK44 3AX**

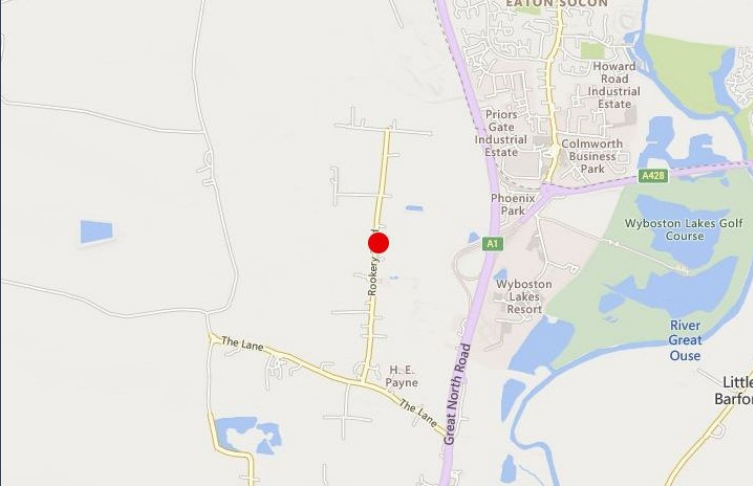
**>D KirkbyDiamond**

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## LOCATION

- Wyboston is a charming village situated just 5 miles south of St Neots and 15 miles northeast of Bedford, both of which provide high-speed rail links to London.
- The village features a community hall and is home to Wyboston Lakes Resort, offering amenities such as a golf course, hotel, spa, restaurants, office space, and training facilities.
- Excellent road connectivity is available via the A1 and A421, making travel to and from Wyboston convenient.
- Residents enjoy a mix of rural charm and modern facilities, with easy access to nearby towns and leisure destinations.

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Google Maps

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## DESCRIPTION

- Attractive rural office, comprising of reception area, front and rear offices with a kitted kitchenette and separate WCs.
- The property also benefits from recessed lighting, electric central heating & double glazed windows.
- The property is scheduled to be reclad by the end of April '25.

## TERMS

Available by way of a new FRI lease for a term to be agreed at a rent of £15,000 per annum. VAT is payable.



## ACCOMMODATION (Net Internal Area\*)

Total	79.89 SQ M	860 SQ FT
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\*The property has been measured in accordance with the RICS Property Measurements Standard 6th Edition

EPC: C - 70

**Business Rates:** The rateable value is £14,000. For the rates payable please contact us or [www.voa.gov.uk](http://www.voa.gov.uk)

**Service Charge:** There is a contribution towards common part and external repair and maintenance.

## CONTACT:

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