

TO LET

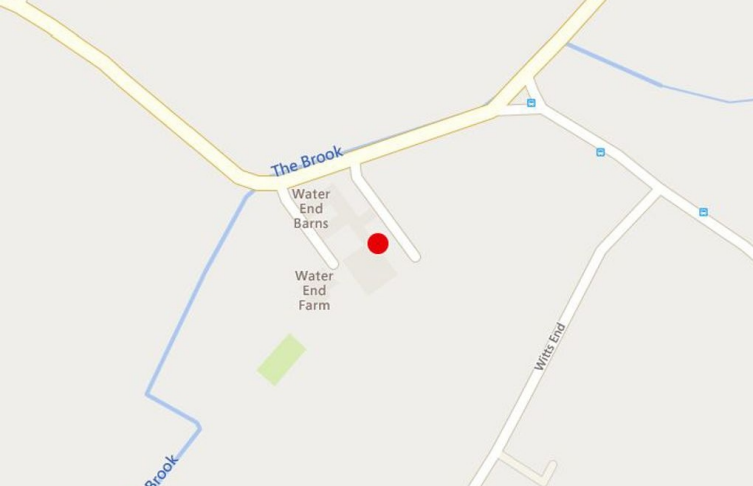
2,989 Sq Ft (277.68 Sq M)

- Luxury office suite located in a rural setting
- Plentiful secure car parking with visitor overflow parking, and EV charging points
- Impressive setting and internal character features.
- Self contained WC and kitchenette amenities.



6 Water End Barns

New Water End, Eversholt, MK17 9EA



LOCATION

- Prominently located on the edge of Eversholt village approximately 2.8 miles from Woburn and 3.5 miles from Flitwick.
- Good access to the M1, Junction 12 south to London and Junction 13 North bound
- Central Milton Keynes 10.2 miles, Bedford 12.7 miles and Ampthill 4 miles.
- Local and high street amenities available in Flitwick Ampthill, Woburn and Eversholt.

/// what3words

///teardrop.midfield.relay

Google Maps

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DESCRIPTION

- Award winning conversion of former Victorian Bedford Estate model farm
- Unit 6 provides self-contained ground floor office accommodation plus attractive office mezzanine area, which has an exposed beam roof and other character features.
- Benefitting from ample on site allocated parking, and picturesque surroundings, in a rural setting.
- Mixture of open plan accommodation with additional work areas
- There are two WCs, a kitchenette and a private courtyard area

TERMS

The premises are to be let on a full repairing and insuring lease for a term to be agreed at a rental of £56,800 per annum exclusive



ACCOMMODATION (Net Internal Area*)

Total	277.68 SQ M	2,989 SQ FT
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*The property has been measured in accordance with the RICS Property Measurements Standard 6th Edition

EPC: C - 57

Estate Charge: There is a contribution towards shared external repair and maintenance of the estate. This is currently £1.55 per per sq ft.

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