

# FOR SALE

3,216 Sq Ft (298.77 Sq M)

- › Investment Opportunity
- › High Quality Refurbishment
- › Breakout/ Kitchen area
- › Various Meeting Spaces
- › Ample Allocated Car Parking

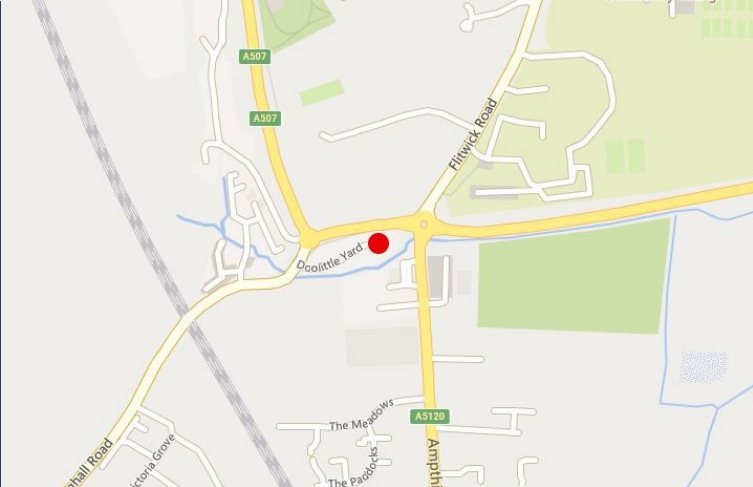


## 6 Doolittle Yard

Ampthill, MK45 2NW

Contact: Tate James or Nick Bosworth  
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eddisons.com





## Location

- The property is located along the A507 between Ampthill and Flitwick, within Bedfordshire surrounding towns include Bedford to the north, Luton to the south and Milton Keynes to the west.
- The M1 Junction 12 is approximately five miles distant using the A507.
- Junction 13 is approximately seven miles distant using the A5120.
- Flitwick train station is approximately two miles distant and provides a direct link to London's Kings Cross in approximately 50 minutes.
- London Luton Airport is approximately ten miles distant.

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 Google Maps

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## Description

- The property is available by way of freehold interest as an investment:

Lease terms summarised below:

- £60,000 per annum
- Lease Expiry 28th October 2034 (10 year Lease)
- Break date 28th October 2029
- Rent Review at the end of the 5th year
- Schedule of Condition

- Doolittle Yard is a high quality development of seven self contained office buildings, with styling cues taken from the nearby Georgian market town of Ampthill.
- It is adjacent to the award winning Doolittle Mill development and reflects its architectural style and high standard.
- 6 Doolittle Yard has modern open plan accommodation with some separate meeting rooms on both floors.
- The office has been recently fully refurbished and is fitted out to a very high standard.

## Accommodation

Total	298.77 SQ M	3,216 SQ FT
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\*The property has been measured in accordance with the RICS Property Measurements Standard 6th Edition

EPC: B-46

**Business Rates:** The rateable value is £57,000. For the rates payable please contact us or [www.voa.gov.uk](http://www.voa.gov.uk)

## Contact:

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