

TO LET

1,635 Sq Ft (151.89 Sq M)

- › Character Features
- › Excellent Fibre Optic Broadband Available
- › Air Source Heating & Cooling
- › 9 Allocated On-Site Parking Spaces
- › Additional 24 Visitor Parking Spaces (6 EV Charge Points)



3 Water End Barns

Eversholt, Nr Woburn, MK17 9EA

Contact: Joshua Parello or William Fountaine

Tel: 01234 905128

eddisons.com





Location

- Prominently located on the edge of Eversholt village, approximately 3 miles from Woburn.
- 2.9 miles from Flitwick, this site offers good access to Milton Keynes, the A5 trunk road, and the M1 at Junction 13
- Central Milton Keynes is 9.3 miles away, Bedford is 10 miles, and Ampthill is 4 miles
- Local and high street amenities are available in Flitwick, Ampthill, Woburn, and Eversholt

 what3words

[///safest.funky.twin](https://safest.funky.twin)

 Google Maps

[Click here](#)



Description

- Prestigious self contained, first floor office unit, converted from the former Bedford Estate model farm buildings
- The unit offers, perimeter trunking, carpets and superfast fibre broadband is available
- Nine allocated parking spaces are provided plus a further 24 communal spaces in the car park, benefitting from 6 EV charging points
- Eversholt is a rural location and close to the M1 motorway

Terms

Rent: £31,000 per annum.
Service Charge: £2,989 per annum
VAT: Applicable

Accommodation

Total	151.89 SQ M	1,635 SQ FT
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*The property has been measured in accordance with the RICS Property Measurements Standard 6th Edition

EPC: C - 57

Business Rates: The rateable value is £TBA. For the rates payable please contact www.voa.gov.uk

Contact:

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