

# TO LET

641 Sq Ft (59.55 Sq M)

- › Recently Refurbished Office Suite
- › Separate Meeting Room
- › Air Conditioning
- › Allocated Parking
- › Available Immediately

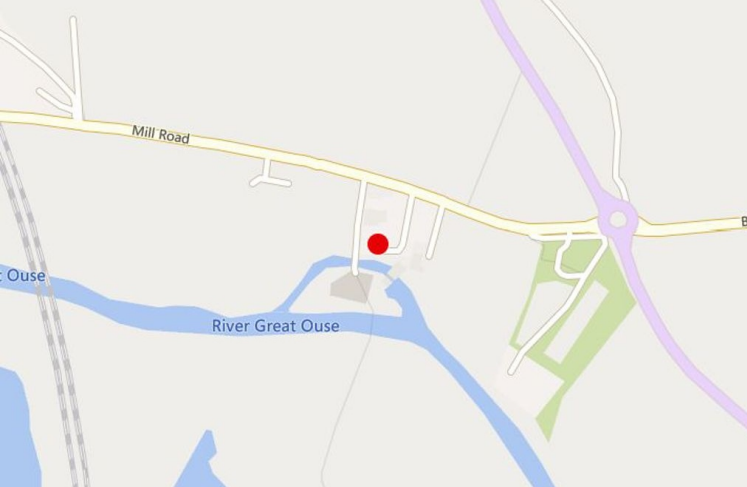


## Second Floor Unit 1

Stoke Mill, Mill Road, Sharnbrook, Bedford, MK44 1NN

Contact: Nathan George or William Fountaine  
Tel: 01234 905128  
[eddisons.com](http://eddisons.com)





## Location

- Located just off Mill Road on the edge of Sharnbrook village.
- Positioned within part of the Sharnbrook Mill Commercial Estate amongst multiple local businesses and adjacent to the Mill Theatre and recently re-opened Mill Hotel.
- The site has immediate access to the A6 linking Northamptonshire to the north and Bedford to the south.

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Google Maps

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## Description

- Second floor office suite within a recently refurbished character building. Comprising open plan office space, separate meeting room, kitchen and WC facilities.
- Accessed via a shared entrance lobby with telecom entry system and further benefiting from air conditioning and 2 allocated parking spaces.
- Positioned in a semi rural location with nearby walks available along the River Great Ouse and around the village.
- Sharnbrook is a popular and thriving location two convenience stores, a pub, a cafe, pharmacy, restaurant and sports club.

## Terms

Available by way of a new sublease for a term to be agreed at a rent of £11,250 per annum exclusive of VAT.

## Accommodation

**Total** **59.55 SQ M** **641 SQ FT**

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

**Business Rates:** Currently being reassessed

## Contact:

**NATHAN GEORGE**

**07741 261890** [nathan.george@kirkbydiamond.co.uk](mailto:nathan.george@kirkbydiamond.co.uk)

**WILLIAM FOUNTAINE**

[william.fontaine@kirkbydiamond.co.uk](mailto:william.fontaine@kirkbydiamond.co.uk)