

# TO LET

625 – 1,415 Sq Ft

(58.06 – 131.45 Sq M)

- Prominent Position onto the Market Square
- Self Contained First and Second Floor Property
- Suitable as Offices As Well As Alternative Uses.



## First And Second Floor

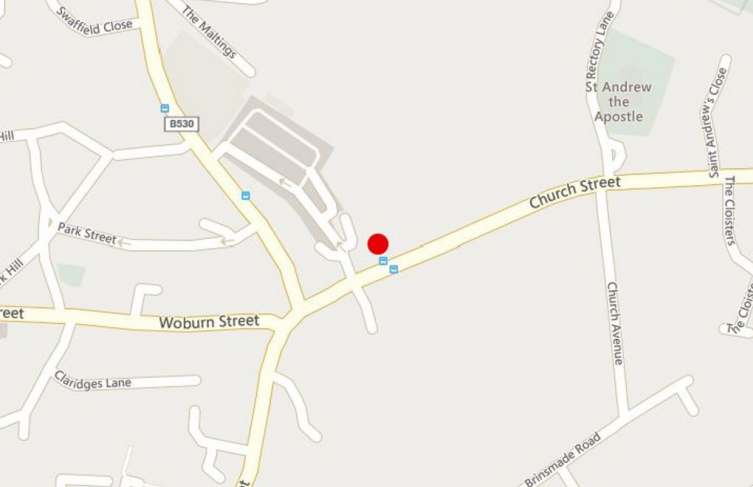
2 Church Street, Ampthill, Bedford, MK45 2EH

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[eddisons.com](http://eddisons.com)





## Location

- The property is located at the heart of Ampthill, an historic market town, with direct and return frontage onto the market square.
- Located just 8 miles south of Bedford and 5 miles north of Junction 12 of the M1 motorway.
- Located just opposite the property is Costa Coffee and The White Hart pub, with Waitrose also very close by, which benefits from substantial parking, allowing for easy access in a prominent position.

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Google Maps

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## Description

- The property has a prominent position overlooking the Market Square
- There is both front and rear access to the property.
- The first floor accommodation provides an open plan office area, benefitting from a kitchenette/break out area and meeting room.
- The second floor accommodation is mainly comprised of individual rooms which could suit as open plan office areas to 1:1 meeting spaces.

## Terms

Available by way of a new FRI lease for a term to be agreed at a rent of £36,500 per annum.  
VAT is not applicable.

## Accommodation (Net Internal Area\*)

Floor	Net Internal Area (SQ M)	Net Internal Area (SQ FT)
First Floor	73.35 SQ M	790 SQ FT
Second Floor	58.13 SQ M	626 SQ FT
<b>Total</b>	<b>131.45 SQ M</b>	<b>1,415 SQ FT</b>

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

**EPC:** The property has an EPC of E 112

**Business Rates:** The rateable value is £18,350.  
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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