

TO LET

2,533 Sq Ft (235.32 Sq M)

- High quality, self contained office accommodation over two floors.
- Benefitting from LED lighting, zonal A/C heating and cooling, kitchen at ground and first floor and dedicated fibre optic connection.
- Rural and serene setting in the sought after Doolittle Mill development.



15 Doolittle Mill

Amphill, Bedford, MK45 2ND

Contact: Joshua Parello or William Fountaine

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Location

- The office is located in Doolittle Mill, Ampthill, sitting on the border of Flitwick. The location provides a natural and serene setting with plenty of local amenities and good access to major network roads.
- Situated in a prominent and accessible position on the A507 trunk road.
- Junctions 12 and 13 of the M1 are both approximately 6 miles away.
- Flitwick train station is a few minutes away with frequent trains to Luton Airport, St Pancras International and Gatwick Airport.

/// what3words

///cotton.parked.acclaim

Google Maps

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Description

- A prestigious two storey office accommodation located in Doolittle Mill, providing a natural and serene setting while maintaining good access to major networks including the M1 and A6.
- The property provides high quality with a number of amenities including; gas fired under floor heating, air conditioning, fitted kitchen/staffroom, ladies, gents and disabled WC facilities, suspended ceilings with recessed lighting and 7 allocated parking spaces.
- Flexible, open-plan layout with the potential for bespoke fit-out, offering an ideal working environment for a range of professional businesses.

Terms

Available by way of a new FRI lease for a term to be agreed at a rent of £52,250. VAT is payable.

Accommodation

Total	235.32 SQ M	2,533 SQ FT
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*The property has been measured in accordance with the RICS Property Measurements Standard 6th Edition

EPC: Band C (53)

Business Rates: The rateable value is £49,250. For the rates payable please contact us or www.voa.gov.uk

Estate Charge: There is a contribution towards shared external repair and maintenance of the estate. This is currently £4,282.48 per annum.

Contact:

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