

TO LET

1,957 Sq Ft (181.81 Sq M)

- › High quality, self contained office accommodation over two floors.
- › 7 allocated parking spaces, plus visitors parking.
- › Rural and serene setting in the sought after Doolittle Mill development.
- › Available as a whole but the landlord may consider letting on a floor-by-floor basis.

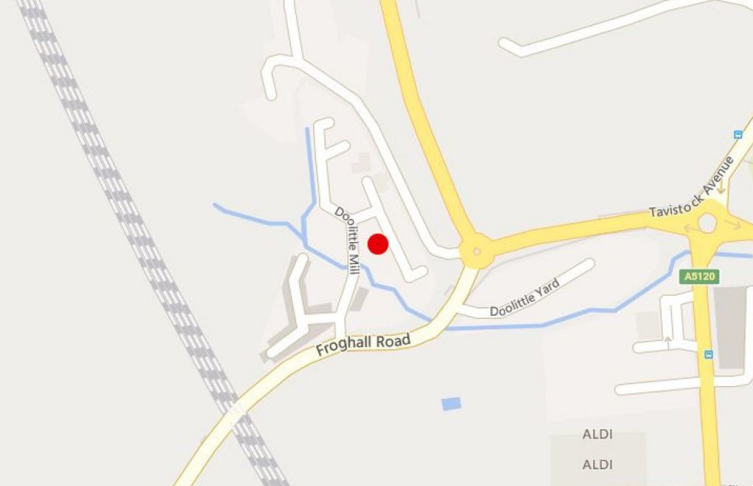


4 Doolittle Mill

Froghall Road, Ampthill, Bedfordshire, MK45 2ND

Contact: Joshua Parello or Hannah Niven
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eddisons.com





Location

- The office is located in Doolittle Mill, Amptill, 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.

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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, lades, 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 £38,500 per annum . VAT is payable.



Accommodation

Total	181.81 SQ M	1,957 SQ FT
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*The property has been measured in accordance with the RICS Property Measurements Standard 8th Edition

EPC: The property has an EPC rating of C – 55

Estate Charge: There is a contribution towards shared external repair and maintenance of the estate. This is currently £2,574 per annum.

Contact:

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