

TO LET

728 Sq Ft (67.63 Sq M)

- › Self Contained Office Suite Available On New Terms
- › Air Conditioning Units and LG3 Lighting
- › 3 Compartment Perimeter Trunking
- › Fast Broadband Service
- › Allocated Parking Spaces

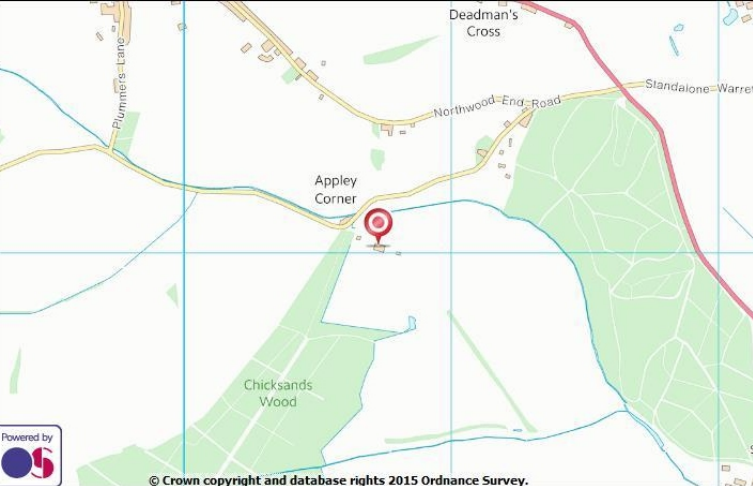


Appley Wood Corner

Haynes, Bedford, MK45 3QQ

Contact: Charlotte Beard or Joshua Parello
Tel: 01234 905128
eddisons.com





Location

- Located on the southern edge of the Mid Bedfordshire village of Haynes
- Good access to the A600 Bedford/Hitchin Road and A507 which directly links the A1 and M1



Click here



Description

- Set amongst rolling countryside and having been sympathetically renovated using traditional and modern materials to provide an exceptional office development.
- Appley Court provides a total of 6 self-contained office suites of various sizes plus flexibility in design to allow suites to be combined to accommodate larger space requirements from occupiers.
- The suite has a general office and a manager's office/meeting room.
- There are 2 WC's plus a kitchenette.
- Externally there are five allocated parking spaces, including an EV charging port plus additional parking opposite on a first come, first serve basis.

Terms

Available by way of a new FRI lease for a term to be agreed at a rent of £13,500. VAT is payable.



Accommodation

Unit 4	67.63 SQ M	728 SQ FT
Total	67.63 SQ M	728 SQ FT

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

EPC: B – 26

Business Rates: The rateable value is £12,750. For the rates payable please contact us or www.voa.gov.uk

Service Charge: There is a contribution towards common part and external repair and maintenance. This is currently £2,154 per annum.

Contact:

CHARLOTTE BEARD

[07990 048182](tel:07990048182) charlotte.beard@eddisons.com

JOSHUA PARELLO

[07951 613205](tel:07951613205) joshua.parello@eddisons.com

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