TO LET

1,635 Sq Ft (151.89 Sq M)

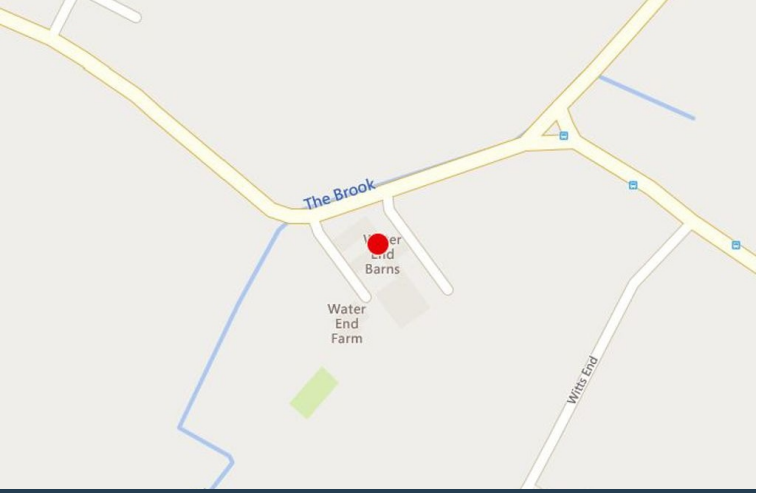
- Character Features
- Excellent Fibre Optic Broadband Available
- Air Source Heating & Cooling
- 9 Allocated On-Site Parking Spaces
- Additional 24 Visitor Parking Spaces (6 EV Charge Points)

3 Water End Barns

Eversholt, Nr Woburn, MK17 9EA

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

BTG Eddisons



Location

- Prominently located on the edge of Eversholt village, approximately 3 miles from Woburn.
- 2.9 miles from Flitwick, this site offers good access to Milton Keynes, the A5 trunk road, and the M1 at Junction 13
- Central Milton Keynes is 9.3 miles away, Bedford is 10 miles, and Ampthill is 4 miles
- Local and high street amenities are available in Flitwick, Ampthill, Woburn, and Eversholt

what3words

///safest.funky.twin

Google Maps

Click here

Description

- Prestigious self contained, first floor office unit, converted from the former Bedford Estate model farm buildings
- The unit offers, perimeter trunking, carpets and superfast fibre broadband is available
- Nine allocated parking spaces are provided plus a further 24 communal spaces in the car park, benefitting from 6 EV charging points
- Eversholt is a rural location and close to the M1 motorway

Terms

Rent: £31,000 per annum.
Service Charge: £2,989 per annum
VAT: Applicable

Accommodation

Total	**151.89 SQ M**	**1,635 SQ FT**

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

EPC: C - 57

Business Rates: The rateable value is £TBA. For the rates payable please contact www.voa.gov.uk

Contact:

JOSHUA PARELLO
07951 613205 joshua.parello@eddisons.com

CHARLOTTE BEARD
07990 048182 charlotte.beard@eddisons.com

BTG Eddisons is a trading name of Eddisons Commercial Ltd, registered in England and Wales (No. 3280893). The company for itself and for the vendors or lessors of this property for whom it acts as agents give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Eddisons has any authority to make or give any representation or warranty whatever in relation to this property.