

The Limes

Amphill

Landmark Office Property

TO LET

The Limes, 12 Dunstable Street,
Amphill, MK45 2GJ

S.R. Wood & Son

Est. 1981

01582 401 221

www.srwood.co.uk



Location

Amptill is an attractive market town in Central Bedfordshire district of Bedfordshire. Major nearby towns and cities include Milton Keynes to the west, Bedford to the north and Flitwick to the south. The Limes is prominently positioned off Dunstable Road, just to the south of the town centre. Notable arterial routes are within proximity, including the A507 and M1 (J13). Furthermore, Flitwick train station is close, providing efficient services to London St Pancras.

Description

Description The Limes is a Grade II Listed property, designed by Professor Sir Albert Richardson. It can be considered a local landmark office building. The property is architecturally stunning and provides for a number of modern office suites in an attractive landscaped site. The layout of the property is such that the office suites can be taken individually or combined.

Terms

The office suites are available for lease individually or combined at a rent of £16.50 per sqft. There is a service charge for the maintenance and management of the common parts of the development.

Rateable Value

The space is rated as a whole. Please enquire for further information.

Accommodation

Space	SqFt	M2	Rent PA
Office 3 Ground Floor	851	79.06	£14,042
Office 3 First Floor	854	78.50	£14,091
Office 3 Second Floor	1,003	93.18	£16,550
Total	2,708	250.74	£44,683

Legal Costs

Each party is to bear its own costs incurred.

VAT

All costs are subject to VAT if applicable.

EPC

The property has an EPC rating of **68** in band **C**.



Viewings

To arrange a viewing and for further information, please contact sole letting agency S.R. Wood & Son Ltd.

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