



Suite 4 Franklin House, Steppingley Road, Flitwick, MK45 1JZ
Town Centre Office Premises (Refurbished)

Summary

Tenure	To Let
Available Size	761 sq ft / 70.70 sq m
Rent	£11,415 per annum
EPC Rating	Upon enquiry

Key Points

- Town Centre Location
- On-Site Parking
- Class E
- Adjacent Railway Station
- Refurbished

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Location

Flitwick is an attractive town in Central Bedfordshire, with good road links to the M1, A507 and A6. Franklin House is situated in Flitwick town centre, opposite the Tesco supermarket and adjacent to Flitwick Train Station; providing frequent services to Bedford and London St Pancras.

Description

Franklin House is a mixed-use property comprising a number of retail and office premises with parking to the rear. The available commercial space is at first floor level. Suite 4 comprises 761 sqft (70.70 m2). Suite 1, slightly larger, is also available (see separate marketing details).

The suite has been refurbished and is now ready for occupation. It benefits from the following:

- Mostly open plan layout
- Kitchenette
- New carpet tiles
- New LED lighting
- Perimeter trunking
- Parking to the rear

Terms

The suites are available individually or combined upon a new internal repairing and insuring lease. Suite 4 can be let for £11,415 per annum exclusive.

There is a service charge for the upkeep of the building common areas. For Suite 4 this is approximately £4,491 pa.

Rateable Value

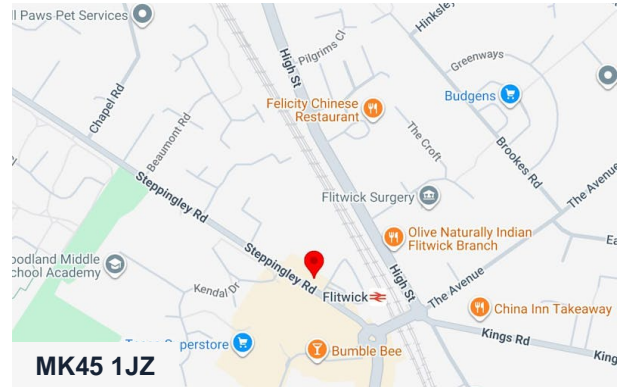
To be confirmed.

VAT

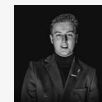
Plus VAT at the appropriate rate.

Legal Costs

Each party is to bear its own costs incurred.



Viewing & Further Information



Jacob Wood

01582 401 221 | 07401 221 022
j.w@srwood.co.uk



Stephen Wood

01582 401 221 | 07798 610 003
s.w@srwood.co.uk