



## Suite 71-72, Wrest Park, Park Avenue, Silsoe, MK45 4HS

Character Office Space | English Heritage Location

### Summary

|                       |                        |
|-----------------------|------------------------|
| <b>Tenure</b>         | To Let                 |
| <b>Available Size</b> | 921 sq ft / 85.56 sq m |
| <b>Rent</b>           | £16,578 per annum      |
| <b>Service Charge</b> | £8,611 per annum       |
| <b>EPC Rating</b>     | Upon enquiry           |

### Key Points

- Character Office Space
- Character & Functionality
- Plentiful Parking
- Stunning Landscaped Grounds
- Open Plan Layout

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## Location

Wrest Park is located in central Bedfordshire with good connections to the A6 and A507 trunk roads. The A507 links the A1 to the east and the M1 to the west. The A6 connects to Luton and Bedford. The nearest railway stations are Flitwick and Legerve (Luton) which both provide services to London St Pancras. Luton Airport is 11 miles to the south. Silsoe is a picturesque village with amenities including pubs, a post office and a selection of local shops. Nearby towns include Luton, Milton Keynes and Bedford all are circa 8 miles to the south, west and north respectively

## Description

Wrest Park is a 19th century English Heritage mansion house with expansive grounds. In addition to being a public attraction, it consists of office suites which are available To Let. The office suites are situated in one of three parts of the property: the Mansion House, Stable Block, or recently re-developed (2021) Old Social Club. Some offices enjoy views over the main gardens to the rear with all offices enjoying communal facilities, including WC's, kitchens, etc.

## Terms

Suite 71-72 is available to let individually or combined with other available suites. Please enquire for further information on lease terms and pricing structure.

## Rateable Value

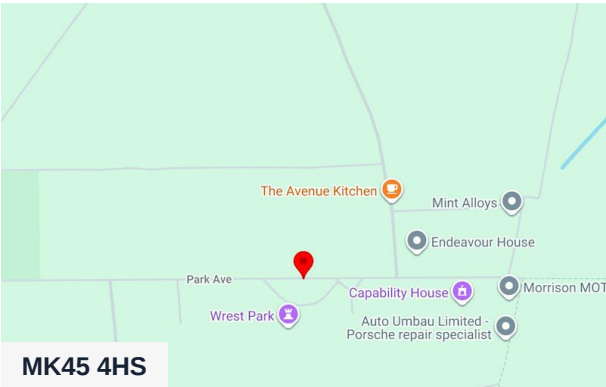
Suites are assessed individually. Interested parties are advised to visit the Valuation Office Agency website.

## VAT

All costs are subject to VAT.

## Legal Costs

Each party is to bear its own legal costs incurred.



## Viewing & Further Information



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