



## Wrest Park, Park Avenue, Silsoe, MK45 4HS

Character Office Space | English Heritage Location

### Summary

|                       |   |
|-----------------------|---|
| <b>Tenure</b>         | To Let                                  |
| <b>Available Size</b> | 100 to 1,000 sq ft / 9.29 to 92.90 sq m |
| <b>Rent</b>           | Rent on application                     |
| <b>EPC Rating</b>     | Upon enquiry                            |

### Key Points

- Character Office Space
- Character & Functionality
- Plentiful Parking
- Stunning Landscaped Grounds
- Variety of Sizes Available

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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 Legrave (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 suites range in size, typically between 100-1,000 SqFt (9.29-92.90 m<sup>2</sup>). 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

Suites are available either individually or combined. Rents and Service Charges are available on application. It is anticipated that lease term will be of a minimum 12 month period. Items within the Service Charge include, heating, water, electricity, cleaning, repair and maintenance of the communal areas, car parking, reception, post collection. Tenants are responsible for their own comms (a fibre optic leased line service is available for an additional cost).

## Rateable Value

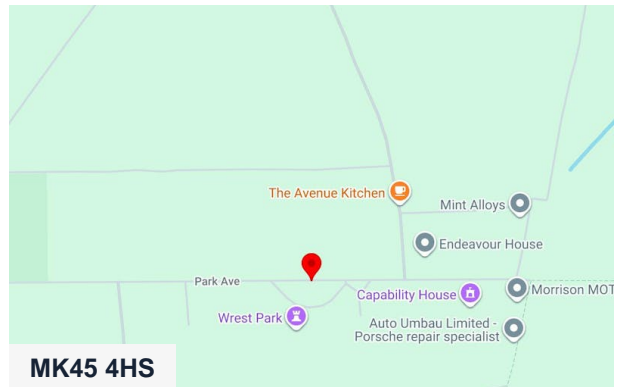
Suites are assessed individually. Interested parties are advised to visit the Valuation Office Agency website.

## VAT

All costs are subject to VAT.

## Legal Costs

Each party is to bear its own legal costs incurred.

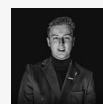


## Viewing & Further Information



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