



The Old Dairy, Manor Farm, Tingrith, MK17 9EN

Rural Office Space with Parking

Summary

| | |
|-----------------------|------------------------|
| Tenure | To Let |
| Available Size | 627 sq ft / 58.25 sq m |
| Rent | £9,400 per annum |
| EPC Rating | Upon enquiry |

Key Points

- Attractive Rural Location
- On-Site Parking
- Flexible Use

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Location

Tingrith is a small village in Bedfordshire. It is located adjacent to the M1 motorway near Toddington. The nearest major town is Luton, located about 10-miles to the southeast. Other nearby major towns include Dunstable and Leighton Buzzard. Milton Keynes and Bedford are slightly further to the north.

Description

The property comprises a former agricultural building which has been converted into self-contained office accommodation. The space provides 627 sqft (58.25 m²) and is configured into three main rooms: a large reception, the main office space and a breakout space (which is inclusive of the kitchenette but could also be used for commercial purposes).

- Large reception
- Kitchenette
- WC
- LED lighting
- Carpet tiles
- Electric wall-mounted heaters
- Double glazed windows
- Window blinds
- On-site parking

Terms

Available by way of new lease for a term to be agreed, at a commencement rent of £9,400 per annum exclusive. We are advised by our client that there is no service charge provision for the common parts.

Rateable Value

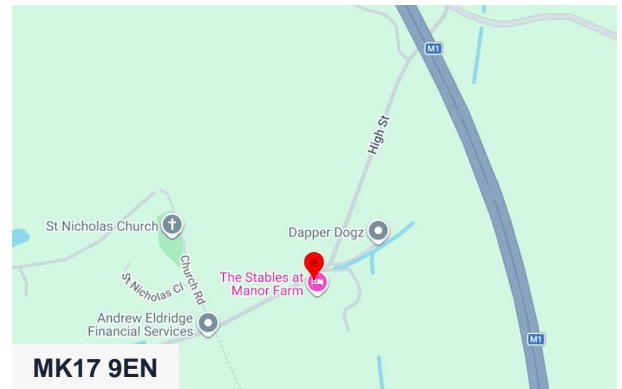
The Rateable Value is £6,000 (please note this is not the rate payable). Occupiers should benefit from nil rates payable (subject to criteria). Further information is available on request.

VAT

We are advised by our client that the property is not elected for VAT.

Costs

Each party is to bear its own legal and professional costs incurred.

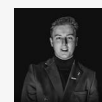


Viewing & Further Information



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