TO LET



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

Landmark Office Property & Parking

Summary

Tenure	To Let
Available Size	777 to 7,131 sq ft / 72.19 to 662.49 sq m
Rent	£13,943 - £44,535 per annum
Service Charge	Upon Application
Business Rates	Upon Application
EPC Rating	Upon enquiry

Key Points

- Landmark Property
- Private Carpark
- Modern Office Suites
- Town Centre Location

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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

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.

- Office 3 Ground Floor | 851 sqft | 79.06 sqm
- Office 3 First Floor | 854 sqft | 78.50 sqm
- Office 3 Second Floor | 1,003 sqft | 93.18 sqm





Accommodation

The property comprises of the following:

Name	sq ft	sq m	Rent	Availability
Ground - Office 3 Ground Floor	851	79.06	£14,042 /annum exclusive	Available
1st - Office 3 First Floor	845	78.50	£13,943 /annum exclusive	Under Offer
2nd - Office 3 Second Floor	1,003	93.18	£16,550 /annum exclusive	Available
Total	**2,699**	**250.74**		

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

Please enquire for further information.

VAT

All costs are subject to VAT at the appropriate rate, if applicable.

Legal Costs

Each party to bear its own costs incurred.

Viewing & Further Information



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