

# TO LET

1,886 Sq Ft (175.21 Sq M)

- Detached Workshop / Industrial Unit
- 2 Large Loading Doors
- Fenced & Gated Yard
- Single & 3 Phase Electrics
- Eaves Height of Workshop 5.28m/17'4"



## Unit E

12 Station Road, Ampthill, MK45 2QY



## LOCATION

- The premises are located on Station Road Ampthill which is the main commercial area to the south of the town centre
- The estate is very well located and has immediate access to the A507 which links to the M1 at Junction 13 approximately 5 miles to the west.
- Locally, Ampthill town centre is approximately 1 mile away and Flitwick town centre with mainline train station is approximately 2 miles to the south.
- Other main towns and cities nearby are Milton Keynes approximately 12 miles to the west. Bedford approximately 9 miles to the north and Luton approximately 13 miles to the south.



Click here



## DESCRIPTION

- An individually built detached workshop / industrial unit with offices and staff facilities.
- The unit is situated on a self-contained fenced and gated site of approx. 0.2 acres providing for a good sized mainly concrete surfaced yard.
- The unit is currently set up as a gym and some alterations have been made to include open plan reception area and partitioned first floor offices creating two separate rooms.

## TERMS

The property is available by way of a new full repairing and insuring lease at a rent of £30,000 per annum exclusive of VAT.

## ACCOMMODATION

<b>Total</b>	<b>175.21 SQ M</b>	<b>1,886 SQ FT</b>
--------------	--------------------	--------------------

\*The property has been measured in accordance with the RICS Property Measurements Standard 6th Edition

**EPC: C-52**

**Business Rates:** The Rateable Value is £15,250 per annum. From April 1st the Rateable Value is £20,750 per annum. For the rates payable, please contact [www.voa.gov.uk](http://www.voa.gov.uk)

## CONTACT:

**>D NATHAN GEORGE**  
**07741 261890** [nathan.george@kirkbydiamond.co.uk](mailto:nathan.george@kirkbydiamond.co.uk)

**>D DICCON BREARLEY**  
**07896 086 291** [diccon.brearley@kirkbydiamond.co.uk](mailto:diccon.brearley@kirkbydiamond.co.uk)