

## TO LET Prestigious Office Building



**3,051 sq ft (283 sq m)**

1 Doolittle Mill, Ampthill, Bedfordshire MK45 2ND



-  Attractive purpose built office park. Ampthill Town Centre approximately 1.4 miles
-  Highly prominent and accessible position on the A507 trunk road
-  Flitwick train station is a few minutes away
-  Sought after development of 15 offices with high quality modern accommodation
-  On site private parking
-  £51,900 per annum exclusive



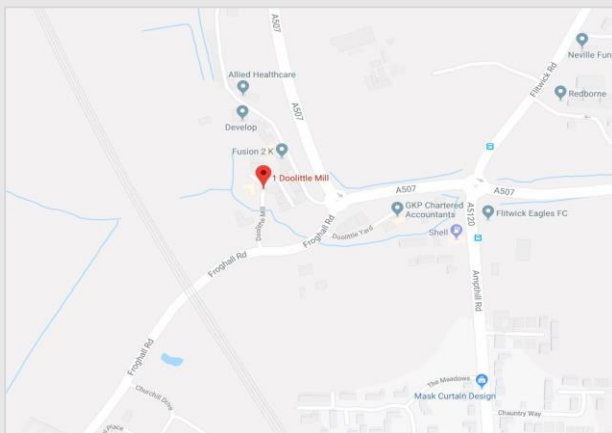
### Location

- Situated in a prominent and accessible position on the A507 trunk road
- Junctions 12 and 13 of the M1 are both approximately 6 miles away
- Flitwick train station is a few minutes away with frequent trains to Luton Airport, St Pancras International and Gatwick Airport



### Description

- High quality modern office accommodation over 2 floors with good car parking
- The unit benefits from WCs at both levels and gas fired under floor heating system
- There are 11 private car parking spaces and use of the unallocated visitors' car park



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### Specification

- High quality refurbished office space with new carpeting.
- Underfloor heating.
- Potential to install partitioning.
- Burglar Alarm.
- Perimeter trunking.
- Kitchen facilities.
- Male and Female WC's.



### Floor Area (Net Internal Area - NIA)

The property has been measured in accordance with the RICS Code of Measuring Practice 6th Edition.

First Floor:	140.8 sq m	(1,516 sq ft)
Ground Floor:	142.6 sq m	(1,535 sq ft)

**Total: 283 sq m (3,051 sq ft)**

Areas quoted are approximate and should not be held as 100% accurate.



### Terms

- The premises can be let on a new FRI lease on a term to be agreed.
- Leasehold: £51,900 per annum exclusive.
- Estate Service charge: Applicable.
- VAT: Applicable at the appropriate rate.



### Business Rates

- Interested parties are advised to make their own enquiries.



### Viewing

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