



## Suite 1 Franklin House, Steppingley Road, Flitwick, MK45 1JZ

Town Centre Office Premises (Refurbished)

### Summary

<b>Tenure</b>	To Let
<b>Available Size</b>	1,286 sq ft / 119.47 sq m
<b>Rent</b>	£19,290 per annum
<b>EPC Rating</b>	Upon enquiry

### Key Points

- Town Centre Location
- On-Site Parking
- Class E
- Adjacent Railway Station
- Refurbished

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## Location

Flitwick is an attractive town in Central Bedfordshire, with good road links to the M1, A507 and A6. Franklin House is situated in Flitwick town centre, opposite the Tesco supermarket and adjacent to Flitwick Train Station; providing frequent services to Bedford and London St Pancras,

## Description

Franklin House is a mixed-use property comprising a number of retail and office premises with parking to the rear. The available commercial space is at first floor level. Suite 1 comprises 1,286 sqft (119.47 m2). Suite 4, slightly smaller, is also available (see separate marketing details).

The suite has been refurbished and is now ready for occupation. It benefits from the following:

- Mostly open plan layout
- 2x partitioned office rooms
- A storeroom
- Kitchenette
- New carpet tiles
- New LED lighting
- Perimeter trunking
- Parking to the rear

## Terms

The suites are available individually or combined upon a new internal repairing and insuring lease. Suite 1 can be let for £19,290 per annum exclusive.

There is a service charge for the upkeep of the building common areas. For Suite 1 this is approximately £6,362.25 pa.

## Rateable Value

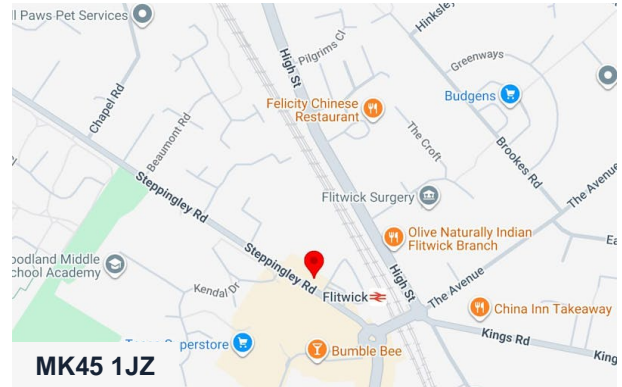
To be confirmed.

## VAT

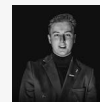
Plus VAT at the appropriate rate.

## Legal Costs

Each party is to bear its own costs incurred.



## Viewing & Further Information



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