

TO LET

393 – 590 Sq Ft

(36.51 – 54.81 Sq M)

- › Versatile Office Space
- › Tremendous Views
- › Parking Available
- › Rural Location
- › 24 Hour Access



Old Social Club

Wrest Park, Silsoe, Bedford, MK45 4HR

Contact: Charlotte Beard or Joshua Parelo

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eddisons.com





Location

- Wrest Park, a magnificent 19th-century French Revivalist mansion in the picturesque Bedfordshire village of Silsoe, offers an extensive range of individual offices and suites to let from £18 per sq ft on competitive terms.
- The estate is well connected, with the A6 linking to Luton and Bedford and the A507 providing access between the A1 to the east and the M1 to the west. Rail services from nearby Flitwick and Leagrave stations run frequently to London St Pancras, and Luton Airport lies just 11 miles to the south.
- Silsoe itself offers pubs, shops, and a post office, with Luton, Bedford, and Milton Keynes all around 8 miles away.

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 Google Maps

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Description

- The office accommodation is available in two main sections of the property, the mansion house and the stable buildings.
- Offices are let on a room by room basis and can be combined.
- Some offices enjoy views over the main gardens to the rear with all offices enjoying communal facilities, including WC's, kitchens etc.
- Entrance is by way of the grand hall, with a manned reception, during office hours and parking is plentiful.

Terms

Available both individually or combined, by way of a new FRI lease for a term to be agreed, for a minimum of 12 months, at a rent available on application. VAT is payable.

Accommodation

Suite 68	36.51 SQ M	393 SQ FT
Suite 70	54.81 SQ M	590 SQ FT
Total	54.81 SQ M	590 SQ FT

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

EPC: D-100

Business Rates: For the rates payable please contact us or www.voa.gov.uk

Service Charge: Available upon request.

Contact:

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