



- + High-Quality & Self-Contained Office Suite
- + 183.20 sq m / 1,975 sq ft
- + Secured Gated Access
- + Ample parking in a private car park



# To Let

£32,595 Per Annum

Office 2 First Floor, The Limes, Dunstable Street, Ampthill, Bedford,  
Bedfordshire MK45 2GJ

## Office 2 First Floor, Dunstable Street, The Limes, Amphill, Bedford, Beds MK45 2GJ

### Description

The Limes is a local landmark Grade II listed building which provides high-quality office space in a prominent location. The former Council offices have been renovated and split into three self-contained sections set in an attractive landscaped site with electric gate and car park.

Office 2 First Floor is located in the middle wing of the office building and is a self-contained modern office. The office suite consists of main open plan office with a meeting room and two small office spaces. The office suite benefits from air-conditioning, LED lighting, private toilets and a kitchenette.

Net Internal Area - 183.20 sq m / 1,975 sq ft

The office offers 10 designated parking spaces.

### Location

The Limes is set in the heart of Amphill, a thriving small market town with a full range of local shops and facilities including a Waitrose supermarket and a good range of pubs and restaurants. Flitwick train station is close, which provides an efficient service to London St Pancras International.

### Services

We understand that mains electricity, gas and water are available, however, we would recommend that all interested parties check with the relevant statutory authorities as to the existence, adequacy or otherwise of these services for their own purposes.

### Terms and Tenure

The premises are to be offered to let by way of a new effective full repairing and insuring lease on terms to be agreed.

### Energy Performance Certificate Rating

EPC - Rating of C (67)

### Service Charge

There is a service charge for the maintenance and management of common parts of the development, based upon floor area occupied.

### Business Rate

From information obtained from the Valuation Office Agency website [www.voa.gov.uk](http://www.voa.gov.uk) the property has a current rateable value of £17,250. Please note it is the proposed tenant's responsibility to fully satisfy themselves and verify the business rates by contacting the local authority.

### Planning

We understand the premises benefits from Class E use, however, it is the proposed tenant's responsibility to fully satisfy themselves in this instance by contacting the local authority.

### VAT

All rents, prices and premiums are stated exclusive of VAT under the Finance Act 1989. Accordingly, interested parties are advised to consult their professional advisers as to their liabilities, if any. Please note the advertised rent is exclusive of VAT and this will be applied.

### Viewings

Strictly by appointment through Robinson and Hall LLP.



**To arrange a viewing, please call:  
Bedford Commercial  
01234 351000 option 2**



## Land and Property Professionals

### Unit 1, Highfield Court, Highfield Road, Oakley, Bedford, MK43 7TA

#### Agent's Notes

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