

TO LET

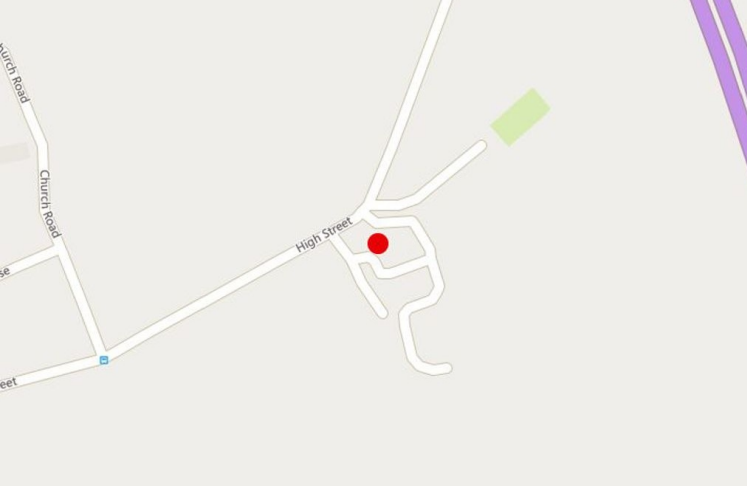
592 Sq Ft (55 Sq M)

- Self-Contained Character Office Building
- 5 Allocated Car Parking Spaces
- Kitchenette and W/C facilities
- Eligible for Small Business Rates Relief
- Suitable For a Variety of Uses Within Use Class E



The Old Dairy

Manor Farm, High Street, Tingrith, Milton Keynes, MK17 9EN



LOCATION

- Situated in the quaint rural village of Tingrith, approximately 9 miles north-west of Luton, 10 miles south-east of Milton Keynes, and 10-11 miles south of Bedford.
- The property benefits from good access to the strategic road network, with the M1 motorway accessible at Junction 12 (approx. 4 miles to the south-east) and Junction 13 (approx. 5.5 miles to the north), providing convenient connections to London, the Midlands and the wider motorway network.
- The A5120 and A507 provide local east-west routes linking to the A5 and surrounding regional centres.

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 Google Maps

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DESCRIPTION

- Comprising of a ground floor self-contained character office building. Internally the property benefits from carpeting, electric wall-mounted radiators, and surface mounted LED strip lighting throughout.
- The accommodation has been split into three respective areas to include a reception area, break out area with W/C and kitchenette to the left-hand side, and the main office area to the right hand side.
- Internally the property benefits from carpeting, electric wall-mounted radiators, and surface mounted LED strip lighting throughout.
- The property also benefits from 5 allocated parking spaces to the front elevation.

TERMS

Available by way of a new IRI lease for a term to be agreed at a rent of £11,500 per annum exclusive. VAT is not payable.

ACCOMMODATION (Net Internal Area*)

Total	55 SQ M	592 SQ FT
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*The property has been measured in accordance with the RICS Property Measurements Standard 6th Edition

EPC: TBC

Business Rates: The rateable value is £6,000. For the rates payable please contact us or www.voa.gov.uk

CONTACT:

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