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**First Floor Offices, Farmhouse
North Common Farm, Lidlington
MK43 0NN**

**Milton Keynes 10 miles
Bedford 12 miles**



**TO LET
Offices
700ft²**

Sherwill Drake Forbes for themselves and the vendors or lessors of this property whose agents they are give notice that: 1. the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract. 2. all descriptions, dimensions, references to conditions and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. no person in the employment of Sherwill Drake Forbes has any authority to make or give any representations or warranty whatever in relation to this property.

Situation

Located at North Common Farm, Lidlington, 2 miles from junction 13 of the M1 on the old A421.

Directions

Leave M1 junction 13 and follow signs to Marston Moretaine on the Bedford Road. North Common Farm is approx. 2 miles on the left.

Description

An old farmhouse, recently refurbished. First floor available to let, consisting of 3 offices, kitchen/staff room, storage cupboard and toilets.

Suitable for office use.

Ample parking on site.

Services

Mains water and electricity.

Fibre broadband.

CCTV on site.

Terms

Flexible terms – minimum of 2 years

Rental £1050 + VAT per month – all inclusive rental except for BT & rates

VAT

VAT is applicable to this property.

Viewing

Strictly by appointment with Sherwill Drake Forbes