

TO LET



The Lodge
Houghton Hall
Houghton Regis
Bedfordshire
LU5 5DY

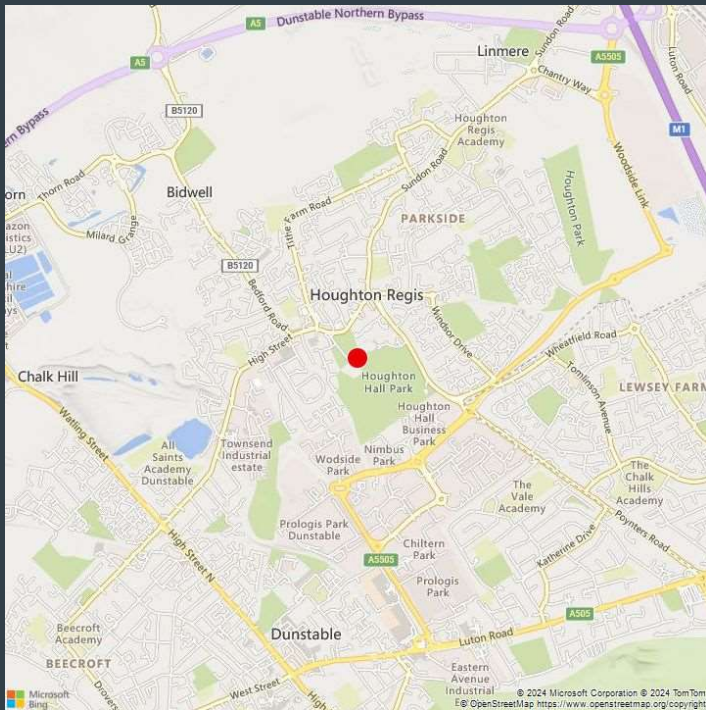
- Grade II listed character building
- 4 allocated parking spaces
- Self-contained
- Picturesque location
- Ideal for professional services occupiers

Location

The Lodge at Houghton Hall is situated in the grounds of Houghton Hall adjacent to the Green in Houghton Regis. The M1 Junction 11a is easily accessible. Surrounding parkland, woodland walks, local shops and amenities close by.

Description

A period Grade II listed building with plenty of character comprising 3 individual offices, kitchen, and WC facilities at ground floor level along with 2 individual offices and a shower room including WC on the first floor and benefitting from 4 allocated parking spaces within the secure grounds.



Accommodation

The property has been measured in accordance with the RICS Property Measurements Standard 2nd Edition.

Accommodation	Sq. Ft	Sq. M
Total	742	68.93

Areas quoted are approximate and should not be held as 100% accurate.

Terms

Available on a new IRI lease for a term to be agreed at a rent of **£15,000 per annum inclusive + VAT**

Business Rates

From enquiries we understand the Rateable Value as of 1st April 2023 to be £6,600* giving a rates payable in the order of **£3,294 per annum**. Interested parties are advised to contact the relevant Local Authority

***Eligible for small business rates relief**

Viewings

For further details please contact the sole agents:

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