

TO LET



The Annex, The Granary, High Street, Turvey, Bedford, Bedfordshire, MK43 8DB

508 SqFt (47.36 SqM)

£12,000 Per Annum Exclusive

- Parking for Two Cars
- North Bedfordshire Village Location
- Shared Kitchen & WC Facilities
- Three Separate Office Rooms

Location

The property is located in the village of Turvey to the north of Bedford with immediate access to the A428.

Description

A character office building with exposed beams set out over ground and first floors providing office space across three separate rooms.

The office has gas & central heating, two car parking spaces & shared WC & kitchen facilities.

Terms

The premises are to be let for a term to be agreed, at a rental of £12,000 per annum inclusive of service charge & utilities.

VAT

Intending occupiers should satisfy themselves as to the incidence or otherwise of VAT on this transaction.

Business Rates

Future from 1st April 2023: £6,300

Interested parties are advised to contact the relevant Local Authority.



Accommodation

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

Accommodation	Sq M	Sq Ft
Ground Floor Office	15.92	171
First Floor Office One	17.16	184
First Floor Office Two	14.28	153
Total	47.36	508

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

EPC

Energy Rating C-72

Viewings

For viewings and further information please contact:

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