

# TO LET



**3 Beancroft Farm, Beancroft Road, Marston Moretaine,  
Bedford, MK43 0QE**

**6,927 SqFt (643.67 SqM)**

**£75,000 Per Annum Exclusive**

**An Individual Barn  
Conversion Office Building**

- Open Plan & Private Offices
- Air Conditioning
- Boardroom
- Private Car Park

## Location

The premises are located on Beancroft Road Marston Moretaine which is a village located alongside the A421 in West Central Bedfordshire.

## Description

An individual built extended barn conversion office building enjoying a semi-rural location, yet conveniently situated a short distance from the A421 dual carriageway which links the M1 (J13 ) and the A1 at the Black Cat roundabout. The A421 also links directly to Milton Keynes.

The A421 is approximately 0.5 miles from the premises, the M1 approximately 4.5 miles and Central Milton Keynes approximately 12 miles.

## Terms

The premises are to be let on a new full repairing and insuring lease for a term to be agreed at a rent of £75,000 per annum exclusive.

## VAT

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

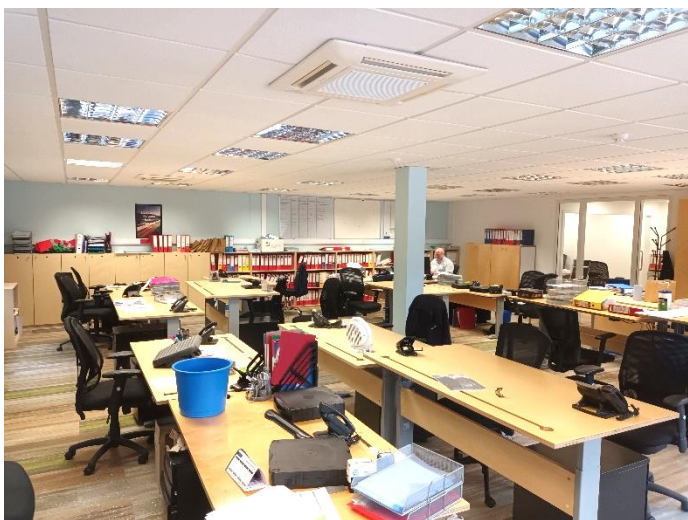
## Business Rates

Rateable Value – £20,750

Interested parties are advised to contact the relevant Local Authority.

## EPC

TBA



## Accommodation

The offices are modern and mainly open plan. The majority of the accommodation is provided to the ground floor over two wings with a large centrally located entrance/reception. Within the central area are staff welfare facilities and a kitchen/break out area.

Further offices are provided to the first floor in addition, demountable partitioning has been used to create private offices and meeting rooms. The accommodation is air conditioned, and has LED lighting, fibre optic telecoms and carpets to the majority of the offices.

Externally is a large private car park with further parking available by arrangement with the landlord at no additional cost.

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

Accommodation	Sq M	Sq Ft
Ground Floor	475.26	5,114
First Floor	168.41	1,813
<b>Total</b>	<b>643.67</b>	<b>6,927</b>

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

## Viewings

For viewings and further information please contact:

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