

TO LET



3 Beancroft Farm
Beancroft Road
Marston Moretaine
Bedfordshire,
MK43 0QE

- Variety of Suites Available
- Air Conditioning
- Secure & Ample Parking
- All Inclusive & Affordable Rent

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

Suites are available on new Internally, Repairing & Insuring leases, with all-inclusive rents from £20 PSF.

VAT

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

Viewings

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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. 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.

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

Accommodation	Sq. M	Sq. Ft
Unit 7, Suite 1	121.17	1304
Unit 8, Suite 1	78.86	848
Unit 7, Suite 2	27.93	300
Unit 7, Suite 3	16.68	179
Unit 7, Suite 4	124.46	1340
Unit 7, Suite 5	43.95	473
Total	413.05	4446

EPC

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Business Rates

Rateable Value - £20,750

