

**FOR SALE | MAY LET**



**6 Doolittle Mill, Froghall Road, Ampthill, Beds, MK45 2ND**

**2,242 (208 SqM)**

**£600,000 Exclusive**

**Attractive Office Building On  
Prestigious Development**

- Open Plan & Private Offices
- Kitchen On Both Floors
- Double Glazed Windows
- Ladies & Gents WC Facilities

## Location

The premises are located on Doolittle Mill in a prominent position on the A507 trunk road which bypasses the Georgian market town of Ampthill and expanding town of Flitwick.

Junctions 12 and 13 of the M1 are both approximately 6 miles away and Flitwick train station is just a few minutes away with frequent trains running into London.

## Description

Prestigious building within an attractive office development of high quality self contained buildings on the outskirts of Ampthill.

Doolittle Mill is set within mature landscaping with easy access and good car parking provisions.

Internally, the property provides high quality modern office accommodation over two floors with a combination of open plan and private office rooms/meeting rooms.

The property further benefits from gas fired under floor heating, kitchen and wc's on both floors.

Externally there are 8 allocated parking spaces to the front and occupiers of the estate have access to the communal visitors parking area.

## Terms

The premises are to be sold freehold at an asking price of £600,000 exclusive.

Alternatively, the premises could be let on new terms at a rent of £37,500 per annum exclusive.

## VAT

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

## Business Rates

Rateable Value – £41,250

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	104	1,121
First Floor	104	1,121
<b>Total</b>	<b>208</b>	<b>2,242</b>

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

## Service Charge

The landlord collects an estate service charge for the provision maintenance and repair of the common areas and facilities.

## EPC

TBA

## Viewings

For viewings and further information please contact:

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