

robinson
+ hall



- + Self-contained Office
- + 111.48 sq m / 1,200 sq ft
- + Ample parking in a private courtyard adjacent to the offices
- + Great access to Milton Keynes and Leighton

TO LET

£14,400 Per Annum

**Unit 5, Acorn Business Centre, Cublington Road, Wing, Leighton Buzzard,
Buckinghamshire LU7 0LB**



Unit 5, Acorn Farm Business Centre, Cublington Road, Wing, Leighton Buzzard, LU7 0LB

Description

Unit 5 is self-contained office unit located in Acorn Farm Business Centre. The office unit is accessible via secured electric gate with 24/7 access. The unit comprises of two office rooms and separate Safe room. The unit benefits from Air-Conditioning, double glazing windows and LED lighting.

There is also private toilet and kitchenette within the unit.

Office floor area: 111.48 sq m / 1,200 sq ft

There is an ample car park on site. The gates stay open between 6.30 - 18:00 and outside these hours, the tenant can access the property via mobile app to open the gates.

Location

Acorn Farm Business Centre is located in a quiet country location between the 2 villages of Wing and Cublington, off of A418. The offices are within 5 miles of Leighton Buzzard and 15 miles of Milton Keynes.

Services

We understand that mains electricity and water are available, however, we would recommend that all interested parties check with the relevant statutory authorities as to the existence, adequacy or otherwise of these services for their own purposes.

N.B. None of the services have been tested and it is the responsibility of the proposed tenant / purchaser to satisfy themselves as to their operation / condition.

Terms and Tenure

The premises are to be offered to let by way of a new internal repairing and insuring lease on terms to be agreed.

Service Charge

There is a service charge of £30.00 pcm for grounds maintenance and road repairs.

Additionally, there is a communal charge of £130.00 pcm for the water, sewage, fire extinguishers servicing, communal lighting and waste.

Business Rate

From information obtained from the Valuation Office Agency website www.voa.gov.uk the property has a current rateable value of £4,300. Please note it is the proposed tenant's / purchaser's responsibility to fully satisfy themselves and verify the business rates by contacting the local authority.

Planning

We understand the premises benefits from Class E office use, however, it is the proposed tenant's responsibility to fully satisfy themselves in this instance by contacting the local authority.

VAT

All rents, prices and premiums are stated exclusive of VAT under the Finance Act 1989. Accordingly, interested parties are advised to consult their professional advisers as to their liabilities, if any. Please note the advertised rent is exclusive of VAT and this will be applied.

Energy Performance Certificate Rating

The property has an Energy Performance Certificate Rating of B (41), a copy of the full EPC report is available on request.

Viewings

Strictly by appointment through Robinson and Hall LLP.

**To arrange a viewing, please call:
Bedford Commercial
01234 351000 option 2**



Land and Property Professionals

Unit 1, Highfield Court, Highfield Road, Oakley, Bedford, MK43 7TA

Agent's Notes

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