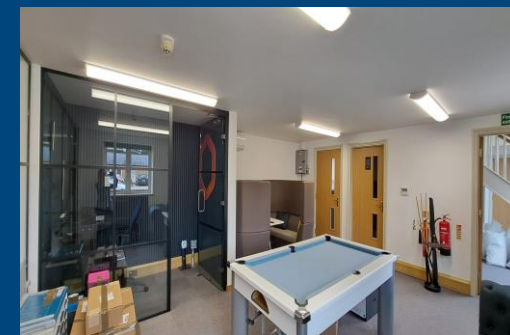




- + Modern and self-contained office
- + 56.05 sq m / 603 sq ft
- + Private gated access
- + CCTV monitoring system
- + Great access to Milton Keynes and J14 of M1
- + Available in August



**To Let**

**£11,500 Per Annum**

**Unit 4, Moulsoe Business Centre, Cranfield Road, Moulsoe, Newport Pagnell, Buckinghamshire MK16 0FJ**

## Unit 4, Moulsoe Business Centre, Cranfield Road, Moulsoe, Newport Pagnell, MK16 0FJ

### Description

Moulsoe Business Centre comprises a range of purpose built and former agricultural buildings around a central courtyard, converted to a modern high specification offering 8 self-contained offices.

Unit 4 is a ground floor office with a meeting room, a quiet room, kitchen and WC facilities. There is an allocated parking and overflow parking area.

Accommodation	Sq M	Sq Ft
Meeting room	19.73	212.37
Main office	32.50	349.83
Kitchen	3.80	40.80
<b>TOTAL</b>	<b>56.03</b>	<b>603</b>

### Location

Moulsoe Business Centre is excellently situated with Central Milton Keynes being approximately 5 miles away, Bedford approximately 12 miles away and Northampton approximately 17 miles away. This rural setting is well located with access to junction 14 of the M1 being 2 miles away, the A5 within 6 miles away and the A509 within 5 miles.

### Services

We understand that mains electricity, water and fibre broadband 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 to satisfy themselves as to their operation / condition.

### Energy Performance Certificate Rating

EPC - Rating of B (34)

### Terms and Tenure

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

### Service Charge

There is a service charge applicable for the property. This includes but is not limited to building and ground maintenance, buildings insurance, external lighting and broadband connection.

### Business Rate

From information obtained from the Valuation Office Agency website [www.voa.gov.uk](http://www.voa.gov.uk) the property has a current ratable value of £8,700.00.

Please note it is the proposed tenant'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.

### 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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1. The particulars are set out as a general outline only for the guidance of intended buyers and do not constitute part of an offer or contract.

2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending buyers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Robinson & Hall LLP have not tested any of the services or equipment.

3. Any areas, measurements and distances are approximate.

4. Maps and plans are not to scale and are based on Ordnance Survey data with sanction of the Controller of H.M Stationery Office. Crown Copyright Reserved. OS Licence No: 10022265.

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