

TO LET



2 Doolittle Mill, Froghall Road, Bedford, MK45 2ND

2,604 (242 sq m)

£49,500 Per Annum Exclusive

**Office Building On
Prestigious Development**

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. Set within mature landscaping, offering a picturesque and serene environment that enhances its charm. The property benefits from easy access, making it convenient for visitors and tenants alike. Additionally, it boasts good car parking provisions, ensuring that parking is never a hassle.

One of the standout features of Doolittle Mill is the stream that meanders through the office park. This tranquil water feature adds to the idyllic setting, providing a soothing backdrop.

The property benefits from office accommodation over two floors, largely open plan. Internally, the property will be refurbished and to include new WC's on each floor, carpets, and also boasts A/C & underfloor heating.

Externally there are 17 allocated parking spaces and occupiers of the estate have access to the communal visitors parking area.

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 £49,500 per annum exclusive.

Business Rates

Rateable Value – £48,750 (£24,375 payable)
Interested parties are advised to contact Central Bedfordshire Council.

Service Charge

The landlord collects an estate service charge currently estimated at £2,904 per annum.

EPC

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Accommodation

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

Accommodation	Sq M	Sq Ft
Ground Floor	121	1,302
First Floor	121	1,302
Total	242	2,604

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

VAT

VAT is applicable.

Viewings

For viewings and further information please contact:

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