11A Lode Street - £450 PCM

Brandon IP27 0BD

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Estate & Letting Agents



"Consistently providing outstanding service to our clients"

£450 PCM

The Property

A centrally situated first & second floor serviced office within the town of Brandon, located above Chilterns Estate & Letting Agents. Separate toilet and kitchen provided. Two allocated parking spaces.

The property is to be let on an a licence. The licence terminable after twelve months by either party giving three months' notice in advance. Licence fee paid monthly in advance. A 5 week default deposit will also be required at the time of signing the licence agreement.

In-going Tenants will be required to make a contribution of £350 plus VAT towards the preparation of the Licence Agreement.

AGENTS NOTE: Property images may have been digitally enhanced, edited, or virtually staged using artificial intelligence and may not accurately reflect the property's current presentation, condition, furnishings, or contents. Floorplans and measurements are provided for guidance only and should not be relied upon.

AGENTS NOTE: Ingoing tenants will be responsible for water, electric and gas utility bills as well as broadband.

Features

- AVAILABLE IMMEDIATELY
- SERVICED OFFICE
- TWO ALLOCATED PARKING SPACES
- TOWN CENTRE LOCATION
- CALL NOW TO ARRANGE A VIEWING



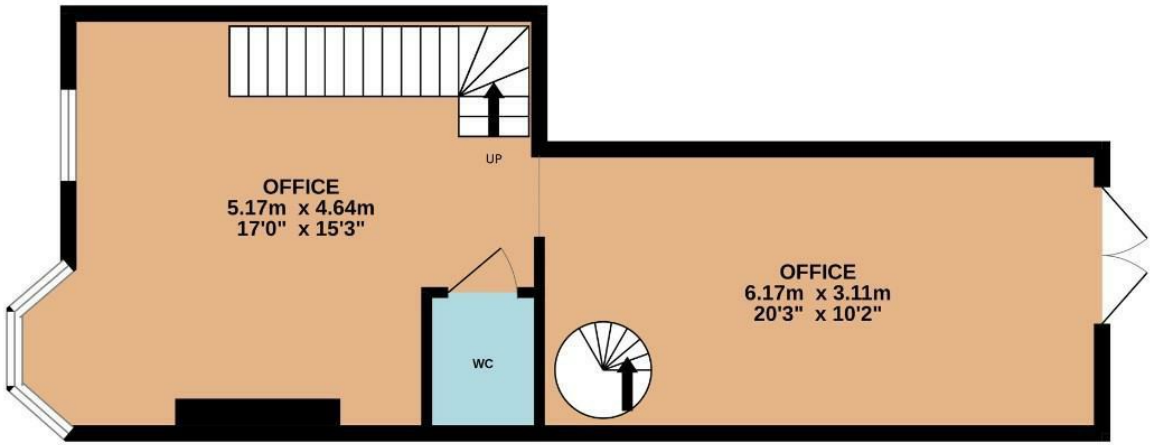




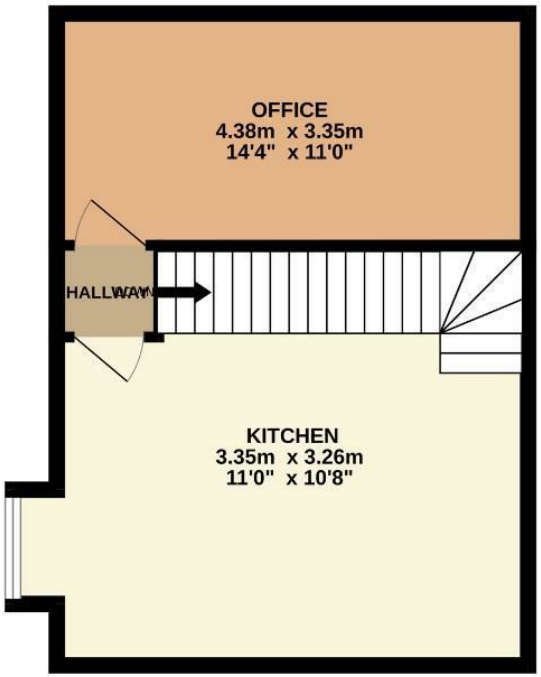


These sales particulars have been produced as a general guide only and we would draw to your attention that we have not carried out a detailed Survey of the property nor have we tested services, appliances or specific fittings. Whilst measurements and statements given within the details are provided in good faith, their accuracy should not be relied upon. If there are any points about which you may be uncertain or would like further clarification, we would suggest that you telephone this office and speak to our staff who will endeavour to assist you.

GROUND FLOOR
43.4 sq.m. (467 sq.ft.) approx.



1ST FLOOR
37.6 sq.m. (405 sq.ft.) approx.

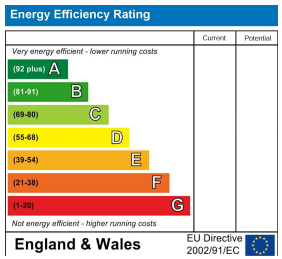


TOTAL FLOOR AREA : 81.1 sq.m. (873 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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