# **TO LET 385 Sq Ft** (35.77 Sq M)

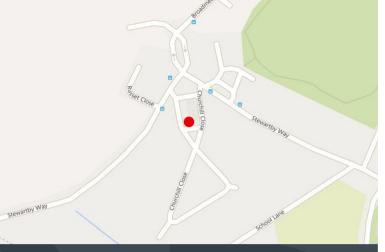
- Newly Redecorated First Floor Office
- Rural setting in a residential area
- Plenty of nearby parking
- On the doorstep of the future Universal Studios site



### First Floor Office Stewartby Village Hall Churchill Close, Stewartby, Bedford, MK43 9LU

Contact: Charlotte Beard or Joshua Parello Tel: **01234 905128** kirkbydiamond.co.uk







- The unit is located at the heart of Stewartby, situated at first floor level of the Village Hall.
- It offers easy road access to the A421 in 2.6 miles, linking M1 Junction 13 in 6.7 miles with the A1 Blackcat Roundabout in 13.4 miles.
- O.3 miles from Stewartby Train Station, Bedford Mainline Railway Station is 6.4 miles and Bedford St Johns Station is 6.0 miles.

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## Google Maps

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### DESCRIPTION

- First floor office with separate external access from the village.
- Rural setting with ample parking available nearby.
- The office benefits from three individual rooms, a kitchenette/breakout area as well as WC.
- Rent is inclusive of service charge & water rates.

#### TERMS

🐼 RICS

Available by way of a new FRI lease for a term to be agreed at a rent of £7,000 per annum which is inclusive of service charge and water rates. VAT is payable.

#### ACCOMMODATION (Net Internal Area\*)

First Floor	35.77 SQ M	385 SQ FT
Total	35.77 SQ M	385 SQ FT

#### EPC: TBA

**Business Rates:** The Rateable Value is £6,700 per annum. For the rates payable, please contact www.voa.gov.uk

#### CONTACT:



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