





## To Let

### First Floor Offices, Unit 5, College Business Park, College Farm, Cranfield, Beds, MK43 0AX

 From £3,075 - £10,680 Per Annum

 205 - 712 Sq Ft / 19 - 66 Sq M

 First floor office accommodation comprising three individual rooms, situated within a well established business park in Cranfield.

 The premises benefit from a separate, dedicated entrance, along with access to shared WC and kitchenette facilities. The space is flexible and can be let as a single suite or divided to suit individual occupier requirements.





For further information  
please contact:

01234 341311

Graylaw House, 21  
Goldington Road,  
Bedford, MK40 3JY

## 1st Floor Offices, Unit 5, College Business Park, Cranfield, MK43 0AX

### Location

Cranfield is a village and parish in north west Bedfordshire between Bedford and Milton Keynes. Cranfield is home to Cranfield Science and Technology University and Cranfield Airfield.

### Terms & Tenure

The premises are to be let by way of a new lease at rentals from £3,075 per annum exclusive. The offices can be let as individual offices or as a whole.

### Accommodation

Office 1	26.88 sq m	290 sq ft
Office 2	20.16 sq m	217 sq ft
Office 3	19.06 sq m	205 sq ft
<b>Total</b>	<b>66.1 sq m</b>	<b>712 sq ft</b>

### EPC

The EPC rating for the property is 49 - Band B.

### Rates

Rateable Value £9,500 for whole first floor. The rates payable may be affected by transitional arrangements. Interested parties should call the local Rating Authority for further advice.

### VAT

All figures are quoted exclusive of VAT, purchasers and lessees must satisfy themselves as to the applicable VAT position, seeking appropriate professional advice.

### Costs

Each party is to be responsible for their own legal costs.

### Viewing

Strictly by appointment only please contact:

Simon Webber [simon.webber@stimpsonseves.co.uk](mailto:simon.webber@stimpsonseves.co.uk)

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