robinson + hall

- Modern office
- 93.60 sq m / 1,007 sq ft
- Private gated access
- CCTV monitoring system
- Great access to Milton Keynes and J14 of M1
- Available Now

TO LET

£19,000 Per Annum

Unit 7, Moulsoe Business Centre, Cranfield Road, Moulsoe, Newport Pagnell, Buckinghamshire MK16 0FJ

Unit 7, Moulsoe Business Centre, Cranfield Road, Moulsoe, Newport Pagnell, Bucks MK16 0FJ

LAST UNIT AVAILABLE

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 7 is a first floor office which offers an entrance area with a kitchen, and an open space office. The toilets are shared with Unit 6. There is also allocated parking and overflow parking area.

Accommodation	Sq M	Sq Ft
Entrance area	23.20	249.76
Main office	67.98	731.19
Kitchen	2.42	26.05
TOTAL	**93.60**	**1007**

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.

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 the property has a current rateable value of £16,250.00. 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.

Energy Performance Certificate Rating

EPC - Rating of A (19)

Viewings

Strictly by appointment through Robinson and Hall LLP.

To arrange a viewing, please call:
Bedford Commercial
01234 351000 option 2

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Land and Property Professionals

Unit 1, Highfield Court, Highfield Road, Oakley, Bedford, MK43 7TA

Agent's Notes

Robinson & Hall LLP for themselves and for the sellers of this property, whose agents they are, give notice that:

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.

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