

TO LET

1,134 Sq Ft (105.35 Sq M)

- Retail/Office Unit
- Town Centre Location
- Extensive Glazed Frontage
- Suitable For a Variety of Uses STPP
- On-Site Parking



Unit 4

Russell Centre, Coniston Road, Flitwick, Bedford, MK45 1QY



LOCATION

- The unit adopts a prominent position in the heart of Flitwick town centre on Coniston Road, within close proximity to the town's main retail and service amenities.
- The property benefits from excellent connectivity, being approximately 0.1 miles from Flitwick railway station, which provides regular Thameslink services to London St Pancras International in around 45-50 minutes, as well as links to Bedford and Luton.
- Road communications are also strong, with the A507 nearby providing direct access to the M1 motorway at Junction 12 within 4 miles, facilitating easy access to Milton Keynes, Luton and the wider motorway network.

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Google Maps

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DESCRIPTION

- Comprising of a mid-terrace retail unit in the heart of Flitwick Town Centre. The unit benefits from an extensive glazed frontage, suspended ceilings with inset LED lighting and A/C, kitchenette, W/, and rear loading access.
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- The unit shares the parade with a number of national occupiers including Connells, Country Properties, Coral Betting, Domino's, and Co-op. The unit is in close proximity to Tesco Superstore and petrol station.

TERMS

Available by way of a new FRI lease for a term to be agreed at a rent of £25,000. VAT is payable.

ACCOMMODATION (Net Internal Area*)

Total	105.35 SQ M	1,134 SQ FT
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*The property has been measured in accordance with the RICS Property Measurements Standard 6th Edition

EPC: The property has an EPC of E (108)

Business Rates: The rateable value is £21,500. For the rates payable please contact us or www.voa.gov.uk

Service Charge: There is a contribution towards common part and external repair and maintenance. Further information available upon request.

CONTACT:

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