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Property Consultants: Commercial Agency:
Professional: Surveying Services

OFFICE TO LET

**50B Rookery Road,
Wyboston,
Bedfordshire MK44 3AX**



Area 806 sq.ft – 79.89m²

- **Available Now**
- **Ample off-road Parking**
- **Gated Entrance**
- **CCTV**
- **Long Term Lease**

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A list of directors and chartered surveyors is available from the registered office.

Company Registration No. 3445835

50B Rookery Road, Wyboston, Beds. MK44 3AX

LOCATION

Wyboston is a village in the English county of Bedfordshire, close to the town of St Neots and the Cambridgeshire border.

The office is within a gated development in Wyboston and is located conveniently for access to the A1 and A421.

DESCRIPTION

A modern commercial unit with an entrance hallway, reception area/lobby leading to 2 large bright office rooms. Kitchen facility with integrated under counter fridge and 2 WC's. Recently re-clad and very well presented.

The driveway is shared by one other business making it very private. A large communal garden space which is maintained at the landlord's cost. Ample parking for up to 6 cars.

ACCOMMODATION

Entrance Hall
Reception/Lobby
Office 1
Office 2
Kitchen and toilets



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SERVICES

Mains electricity, water and drainage are connected. No tests have been carried out.

RATES

£14,000 rateable value

RENT

£15,000 per annum plus VAT

POSSESSION

Upon legal completion of documentation and arrangement with the outgoing tenant.

TENURE

The property will be let on an effective full repairing and insuring lease for a term to be agreed.

PLANNING

Further enquiries should be made of the local planning authority at Central Bedfordshire Council on Tel: 08452 304040.

VAT

Rent quoted is exclusive of VAT at the prevailing rate.

LEGAL COSTS

Each party to cover their own legal costs.

EPC

The rating is C - currently being verified.

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VIEWING

Viewings are to be strictly by appointment with Cliftons 01767 312131.



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