

trudgill & CO

Chartered Surveyors

Regulated by RICS

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TO LET

Water End Barns, Eversholt, Bedfordshire
MK17 9EA



Water End Barns is a highly acclaimed development of eight self contained open plan offices converted from a Victorian Model Farm. The offices retain many original features such as exposed beams and brickwork and incorporate modern double glazing, electric heating, security alarm system and perimeter trunking.

The development offers a private access with allocated parking for each office, together with shared use of 24 Visitor Spaces within the scheme. All offices overlook and have access to one of three grassed courtyards which are maintained by the Landlord.

The development offers an excellent rural location within easy reach of the M1 motorway network with local shops, restaurants etc. available nearby in Amphill and Woburn.



Rent:

Rents £12 - £14 p.s.f. dependent upon size of the suite.

VAT:

VAT at the current rate is payable on the rent.

Deposit:

A security deposit of the equivalent of one quarter's rent will be taken. This is refundable upon departure provided the lease terms have been complied with.

Uniform Business Rate:

Please confirm with Central Bedfordshire Council 0300 300 8011 the level of rates payable on each unit.

Lease Terms:

Properties are available on new full repairing and insuring leases. The length of the lease is negotiable. Rent will be exclusive of rates and other outgoings.

Service Charge:

A service charge is payable at a cost of approximately £1.30 per square foot.

Legal Costs:

Each party will be responsible for their own legal costs.

Energy Performance Certificate:

A copy of the EPC for the property is available on request.

Viewing:

Strictly via agents Trudgill and Co. 01525 404343

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