

## OFFICE SUITE – TO LET



## TOWNSEND FARM INDUSTRIAL ESTATE BLACKBURN ROAD, HOUGHTON REGIS, LU5 5BQ

Office 2 – 105 sq ft

Ideal for one/two persons

1<sup>st</sup> floor office with shared toilets and kitchen

Individually alarmed with access 24/7

Parking available at the rear of the property

Available immediately

<b>Location</b>	
<p>The building is located in Houghton Regis, just off the Houghton Road within a 5 minute walk of Morrisons supermarket.</p>	
<b>Description</b>	
<ul style="list-style-type: none"> <li>• Size = 105 sq ft</li> <li>• Self-contained office</li> <li>• 1 or 2 person office, unfurnished</li> <li>• Located on the 1<sup>st</sup> floor</li> <li>• 24hr access with alarm + key fob entry</li> </ul>	
<b>Rent</b>	
<p><b>£235 per calendar month</b> (ex VAT)</p>	
<b>Lease Terms</b>	
<p>Office available on flexible terms</p> <p>Lease inclusive of:</p> <ul style="list-style-type: none"> <li>• Service charges</li> <li>• Business rates</li> </ul> <p>Lease exclusive of:</p> <ul style="list-style-type: none"> <li>• Electricity charges (which are individually metered)</li> <li>• Parking @ £40 + VAT per space</li> </ul> <p>Other services:</p> <ul style="list-style-type: none"> <li>• Intercom system</li> <li>• Shared Kitchen &amp; Facilities</li> <li>• Reception area for visitors</li> <li>• Self storage space available</li> </ul>	
<b>I.T / Comms</b>	
<p>The incoming tenant will be responsible for organising their own telephone &amp; broadband</p>	
<b>Business Rates</b>	
<p>Business rates are included within the price.</p>	