

OFFICE SUITE – TO LET



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

Office 3 – 95 sq ft

Ideal for 1 person

1st floor office with shared toilets and kitchen

Individually alarmed with access 24/7

Parking available at the rear of the property

Available 1st May 2019

Location	
<p>The building is located in Houghton Regis, just off the Houghton Road within a 5 minute walk of Morrisons supermarket.</p>	
Description	
<ul style="list-style-type: none"> • Size = 95 sq ft • Self-contained office • 1 person office, unfurnished • Located on the 1st floor • 24hr access with alarm + key fob entry 	
Rent	
<p>£220 per calendar month (ex VAT)</p>	
Lease Terms	
<p>Office available on flexible terms</p> <p>Lease inclusive of:</p> <ul style="list-style-type: none"> • Service charges • Business rates <p>Lease exclusive of:</p> <ul style="list-style-type: none"> • Electricity charges (which are individually metered) • Parking @ £40 + VAT per space <p>Other services:</p> <ul style="list-style-type: none"> • Intercom system • Shared Kitchen & Facilities • Reception area for visitors • Self storage space available 	
I.T / Comms	
<p>The incoming tenant will be responsible for organising their own telephone & broadband</p>	
Business Rates	
<p>Business rates are included within the price.</p>	