



OFFICE SPACE TO RENT

FIRST FLOOR ROADSIDE OFFICE

LEASEHOLD

First floor office space within Ridgmont Station Heritage Centre.

Located within close proximity to J13, M1 and A421.

Situated on the Marston Vale Line with regular trains from Bedford - Bletchley with connections at Bletchley for Milton Keynes Central



FIRST FLOOR ROADSIDE OFFICE

- Approx size 150 Sq Ft/ 14 Sq M
- Telephone connection
- Wi-Fi internet access
- Option to rent additional meeting room / small office
- Easy access to J13, M1 and A421
- Free car parking
- Meeting room available to hire

Tenancy is subject to a one year rolling lease. Please note there is stairs-only access to the first floor.



FIRST FLOOR ROADSIDE OFFICE



VIEWING BY APPOINTMENT

Please contact us on:

01234 832645
heritagecentre@bedsrcc.org.uk

Bedfordshire Rural
Communities Charity
The Old School
Cardington
Bedford
MK44 3SX



FIRST FLOOR ROADSIDE OFFICE RIDGMONT STATION HERITAGE CENTRE

LOCATION

Ridgmont Station Heritage Centre shares the 1846 Victorian former Station House with the Ridgmont Station Tea Room. The tea room is run by staff and museum and gift shop by volunteers. The Station is located a short distance from Ridgmont village in Bedfordshire and is located near to Pro Logis Park Marston Gate beside Junction 13 of the M1 motorway, and close to Milton Keynes and Woburn Abbey.

TERMS & TENURE

The office is to be let on new terms at a rental of £3,490.00 plus VAT per annum (£290.83 plus VAT per month) plus an annual service charge of £366 (a service charge is payable for any provisions and maintenance of the common areas relating to this property to include telephone and internet access).

REPAIRS, DECORATION, ALTERATIONS

The Tenant shall not make any alteration to the Property and shall keep the Property clean and tidy, including cleaning the inside but not the outside of the windows at the Property. The Tenant shall keep the Property and Furnishings in repair, but will not be obliged to put the Property or Furnishings into any better state of repair than they are in at the date of the lease.

RATES

The rates payable may be affected by the business status of the lease. Interested parties should contact the local rating authority (Central Bedfordshire Council) for further information and advice.

VAT

All figures shown / quoted are inclusive of VAT where applicable. Interested parties must satisfy themselves as to their applicable position with regard to VAT and seek appropriate professional advice.

COSTS

Each party shall be responsible for their own legal costs and associated professional fees.

VIEWING

Viewing is strictly by appointment only, please contact:
heritagecentre@bedsrcc.org.uk | Tel: 01234 832645

PLEASE NOTE

- i) these particulars are a general outline and for general guidance of the intended leasee(s), and do not constitute, nor constitute part of, an offer or contract.
- ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility, and any intending tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness / accuracy of each of them.