



Info @commercial-lynx.co.uk

DETACHED PREMISES WITH YARD

C 1450 sq ft / 135 sq m

22, Simpson Road, Fenny Stratford MK2 2DD

LEASE AVAILABLE

- Ground / first floor Premises
- Offices refurbished
- Parking to front
- Rear yard c 3550 sq ft
- Air conditioning
- Parking to rear



Location:

Situated on Simpson Road, this property is opposite Fenny Stratford Railway station and within walking distance of the village of Fenny Stratford which offers a variety of local convenience stores whilst Buildbase Merchants offers building supplies across the road.

Description:

A two storey detached office building, with potential for other uses including trade counter and storage. The office has been refurbished to include new ceiling with LED lighting, new wiring, redecoration and new carpets throughout.

Features:

- **Prominent position**
- **Parking to front with useful rear yard area**
- **Air conditioning and LED Lighting**
- **New lease to be agreed.**

Areas: Detached office building c 1400 sq ft . Rear yard area c 3550 sq ft

Terms:

The premises are available on a lease to be granted outside the Landlord And Tenant Act 1954 for 3 to 5 years. The lease to include an agreement to update the property to a suitable specification agreed between the Landlord and Tenant.

Rent:

On application.

Business Rates. The building is assessed with a rateable value of £10,750 with rates payable per annum of approx. £5,052 pa. Small Business rates relief may be available.

Viewing: Strictly by appointment with the agent: Commercial Lynx 01908 37 37 88

info@commercial-lynx.co.uk. www.commercial-lynx.co.uk





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By appointment only.

Please call Commercial Lynx

01908 37 37 88