

robinson  
+ hall



- + Prestigious location
- + Countryside setting
- + 1,599 sq ft (149 sq m)
- + Second floor office suite
- + On site car parking



# To Let

£17,520 per annum

East Wing Second Floor Office Suite, Shuttleworth House, Old Warden Park, Near Biggleswade, Bedfordshire, SG18 9DX

## To let on behalf of the Shuttleworth Trust, subject to contract

### Location

The offices are located within the prestigious Shuttleworth House, Old Warden Park. The House is set in 150 acres of beautiful landscaped historic parkland providing a stunning and peaceful environment in which to work. Old Warden Park is approximately 3 miles west of Biggleswade with easy access to the A1 and mainline rail services at Biggleswade and Sandy.

### Description

The East Wing Second Floor Suite is a self-contained suite comprising 6 office/meeting rooms totalling approx. 1,599 sq ft (149 m2) net internal area with exclusive kitchen and toilets. Access by stairs only.

### Services

Heating is by way of radiators. Internet connection. Cat 5 sockets to most rooms. Weekly cleaning and waste disposal.

### Utilities

Electricity, water and heating will be charged at a fixed rate of £2.00 per sq ft. A separate charge of £50pcm will be payable for the internet connection.

### Car Parking

On site parking is available as follows by negotiation.

### Rent

£17,520 per year (£1,460 pcm) payable monthly in advance by standing order.

### Deposit

A deposit of 3 months' rent will be required.

### Lease Term

Length of lease to be agreed by negotiation. The tenant will be required to pay a contribution to the landlord's lease costs of £500 plus VAT.

### Business Rates

A contribution to business rates is payable in addition to the rent, please contact the agents for further details.

### Maintenance/Cleaning Charges

A fixed charge of £525 per month is payable to cover buildings insurance, maintenance, cleaning and waste disposal by the landlord:

### Energy Performance Certificate

The House has an EPC rating of C.

### Referencing Costs

Prospective tenants will be charged a referencing fee of £49.00.

### VAT

All rent and other charges are subject to VAT where applicable.

### Viewings

Please note that viewings are strictly by appointment only. Directions will be provided. Please use postcode SG18 9DT.



Ref: SWH/MPH/45520/2024

March 2024

To arrange a viewing, please call:  
Milena Horrocks on 01234 362939  
or email [mph@robinsonandhall.co.uk](mailto:mph@robinsonandhall.co.uk)



## Land and Property Professionals

Unit 1, Highfield Court,  
Highfield Road,  
Oakley, Bedford,  
MK43 7TA

### Agent's Notes

Robinson & Hall LLP for themselves and for the sellers of this property, whose agents they are, give notice that:

1. The particulars are set out as a general outline only for the guidance of intended buyers and do not constitute part of an offer or contract.

2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending buyers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Robinson & Hall LLP have not tested any of the services or equipment.

3. Any areas, measurements and distances are approximate.

4. Maps and plans are not to scale and are based on Ordnance Survey data with sanction of the Controller of H.M Stationery Office. Crown Copyright Reserved. OS Licence No: 10022265.

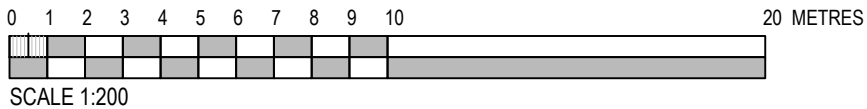
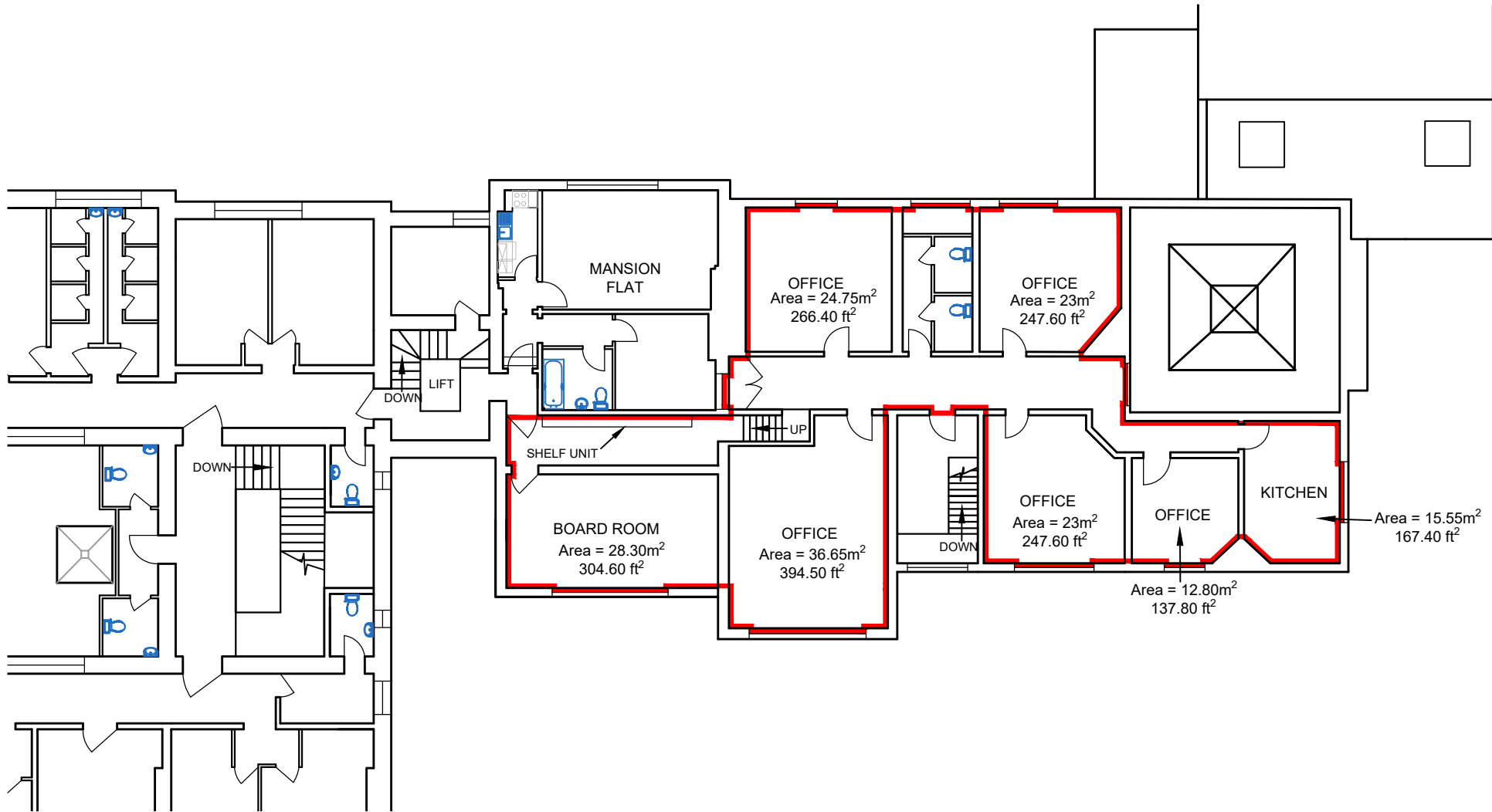
5. No member of or person in the employment of Robinson & Hall LLP has any authority to make or give any representation or warranty whatever in relation to this property.

6. Registered in England number OC310546, Robinson Hall LLP, Unit 1 Highfield Court, Highfield Road, Oakley, Bedford, MK43 7TA.

© Robinson & Hall LLP 2024



[robinsonandhall.co.uk](http://robinsonandhall.co.uk)



**A4 | EAST WING SECOND FLOOR PLAN AS EXISTING**

**DRAWING | A | 45520 | 1**

Drawn : SJB  
Checked : DJS  
Date : AUGUST 2016

Project : THE MANSION  
SHUTTLEWORTH COLLECTION  
OLD WARDEN

**Land & Property  
Professionals**  
Bedford Buckingham  
[robinsonandhall.co.uk](http://robinsonandhall.co.uk)

