

Rural Office with Generous Parking

FOR SALE



**Unit 1 Cotswold Business Park, Millfield Lane, Caddington,
Bedfordshire, LU1 4AJ**

1,833 sqft (170.29m²)

LOCATION

The Cotswold Business Park is a rural commercial development that comprises 3 detached purpose-built office premises. Just off Millfield Lane in the Bedfordshire village of Caddington (located between Luton and Dunstable), the property is approximately 1.95 miles west of the M1 (J10) and less than a mile east of the A5.

DESCRIPTION

The detached property is arranged over ground floor in a predominantly open plan layout, with brick external elevations and a tile pitched roof. Furthermore, it benefits from the following:

- 18 accolated parking spaces.
- Carpet tiled flooring.
- Suspended ceiling.
- Radiator heating.
- Security features.
- Kitchenette.
- WC facilities.
- Rural business park location.
- Proximity to arterial routes – M1 (J10) and A5.

TERMS

FOR SALE: Available for **£325,000.**

RATEABLE VALUE

The Rateable Value for the subject property is £29,500 (please note this is not Rates payable). Further information is available at www.tax.service.gov.uk

LEGAL COSTS

Each party to bear their own legal and professional costs.

VAT

Unless otherwise stated, all costs are subject to VAT at the appropriate rate, if applicable.

VIDEO-TOUR

[Click here](#) to watch a video-tour of the subject property.

VIEWING

For further information or an appointment to view, please contact sole letting/selling agency S.R. Wood & Son. www.srwood.co.uk | 01582 401 221 (Luton) | 01462 542 760 (Hitchin)



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