

Wrest Park

a historic home for your business



TO LET - THE OLD SOCIAL CLUB
Wrest Park, Silsoe, Bedfordshire MK45 4HR

- OFFICE SPACE FROM £15 SQ M / 161 SQ FT
- HISTORIC MANSION WITH MAGNIFICENT GARDENS
- LOCATED IMMEDIATELY OFF A6 TRUNK ROAD BETWEEN BEDFORD & LUTON
- INDIVIDUAL ROOMS OR SUITES AVAILABLE

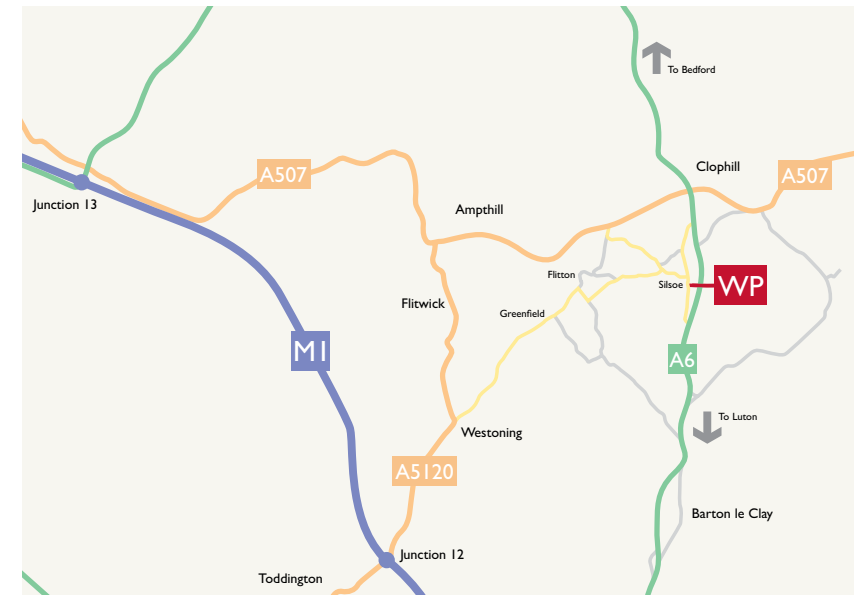
Set in the picturesque Bedfordshire village of Silsoe, the 19th century French Revivalist mansion at Wrest Park was home to the de Grey family for several centuries. Now it can be the magnificent home of your business, with an extensive range of individual offices and office suites, from £15 sq m / 161 sq ft, available to let on competitive terms.

LOCATION

Wrest Park is situated in central Bedfordshire with good connections to the A6 and A507 trunk roads. The A507 links the A1 to the east and the M1 to the west. The A6 connects to Luton and Bedford.

The nearest railway stations are Flitwick and Legerve (Luton) which both enjoy a frequent service to London St Pancras. Luton Airport is some 11 miles to the south.

Silsoe is a picturesque village with amenities including pubs, a post office and a selection of local shops. Nearby towns include Luton, Milton Keynes and Bedford all are some 8 miles to the south, west and north respectively.



DESCRIPTION

Office accommodation is available in the Old Social Club. Offices are let on a room by room basis and can be combined.

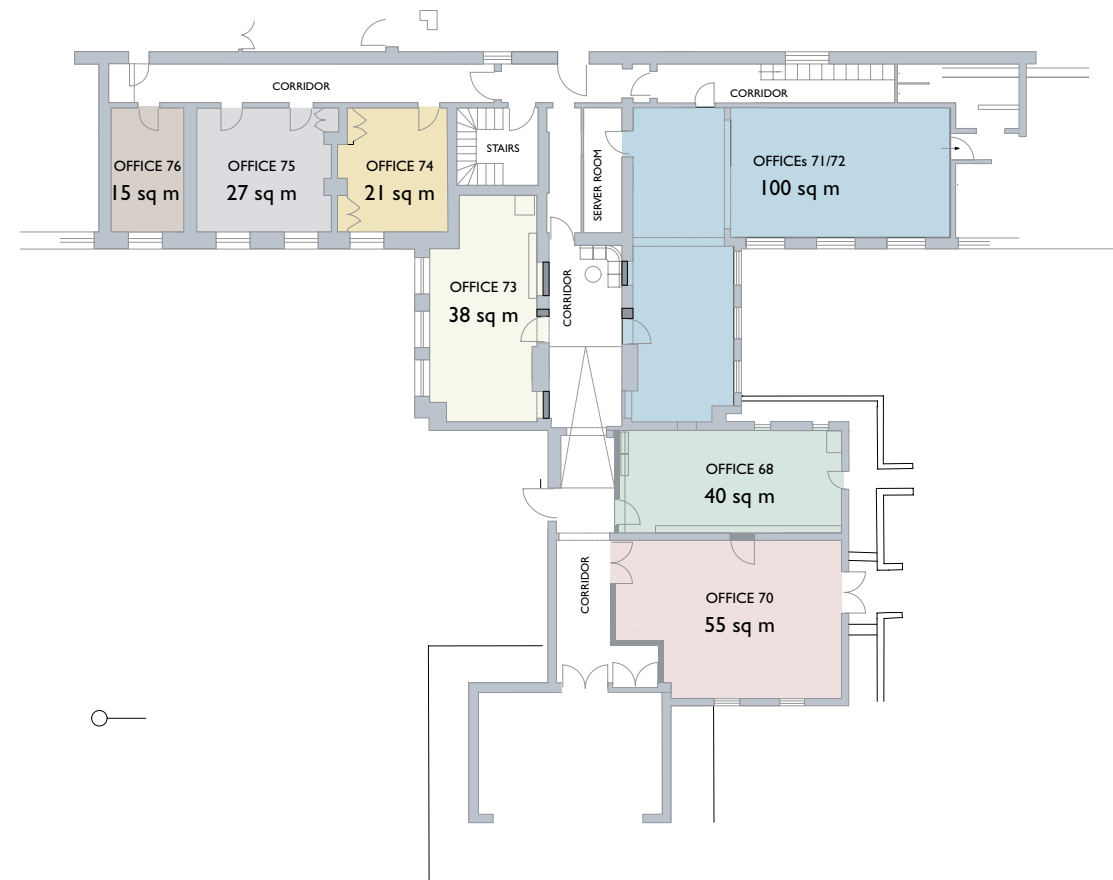
Some offices enjoy views over the main gardens to the rear with all offices enjoying communal facilities, including WC's, kitchens etc.

Entrance is by way of the grand hall, with a manned reception, during office hours and parking is plentiful.



ACCOMMODATION

Space has been measured on a net internal basis.





TERMS

Suites are available either individually or combined. Rents and Service Charges are available on application. It is anticipated that a minimum 12 months be agreed.

SERVICE CHARGE

Items within the Service Charge include, heating, water, electricity, cleaning / repair and maintenance of the communal areas, car parking, reception, post collection.

Tenants are responsible for their own communications (a fibre optic leased line service is available for an additional cost).

BUSINESS RATES

Suites are assessed individually. Interested parties are advised to contact the Local Billing Authority (Central Beds Council) on 0300 300 8301 or visit www.voa.gov.uk

LEGAL COSTS AND VAT

Each party to be responsible for their own legal costs incurred in any transaction.

All prices are quoted exclusive of VAT at the prevailing rate. VAT is levied on both the rent and service charge.

MEETING ROOMS, CONFERENCES AND GARDENS

Wrest Park has a wide range of meeting room and conference facilities utilising the magnificent state rooms. Hire rates are available on application. Access to the gardens is included in the rent.

24 HOUR ACCESS

Access is by electronic keycard or digilock.

The house and gardens are open to the public for part of the year, opening times can be found at: www.english-heritage.org.uk/daysout/properties/wrestpark

The Mansion House
Wrest Park, Silsoe,
Bedfordshire MK45 4HR
www.english-heritage.org.uk

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