

robinson  
+ hall



- + Prestigious location
- + Countryside setting
- + 1,349 sq ft (125 sq m)
- + First floor office suite
- + On site car parking



**To Let**

**£14,760 per annum**

**East Wing First 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 First Floor Suite is a self-contained suite comprising 5 office/meeting rooms totalling approx. 1,349 sq ft (125 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 per suite will be payable for the internet connection.

### Car Parking

On site parking is available as follows by negotiation.

### Rent

£14,760 per year (£1,230 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 £445 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

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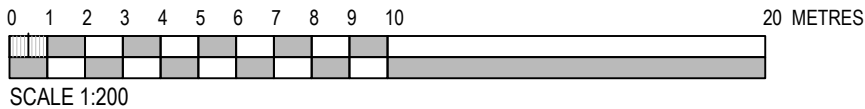
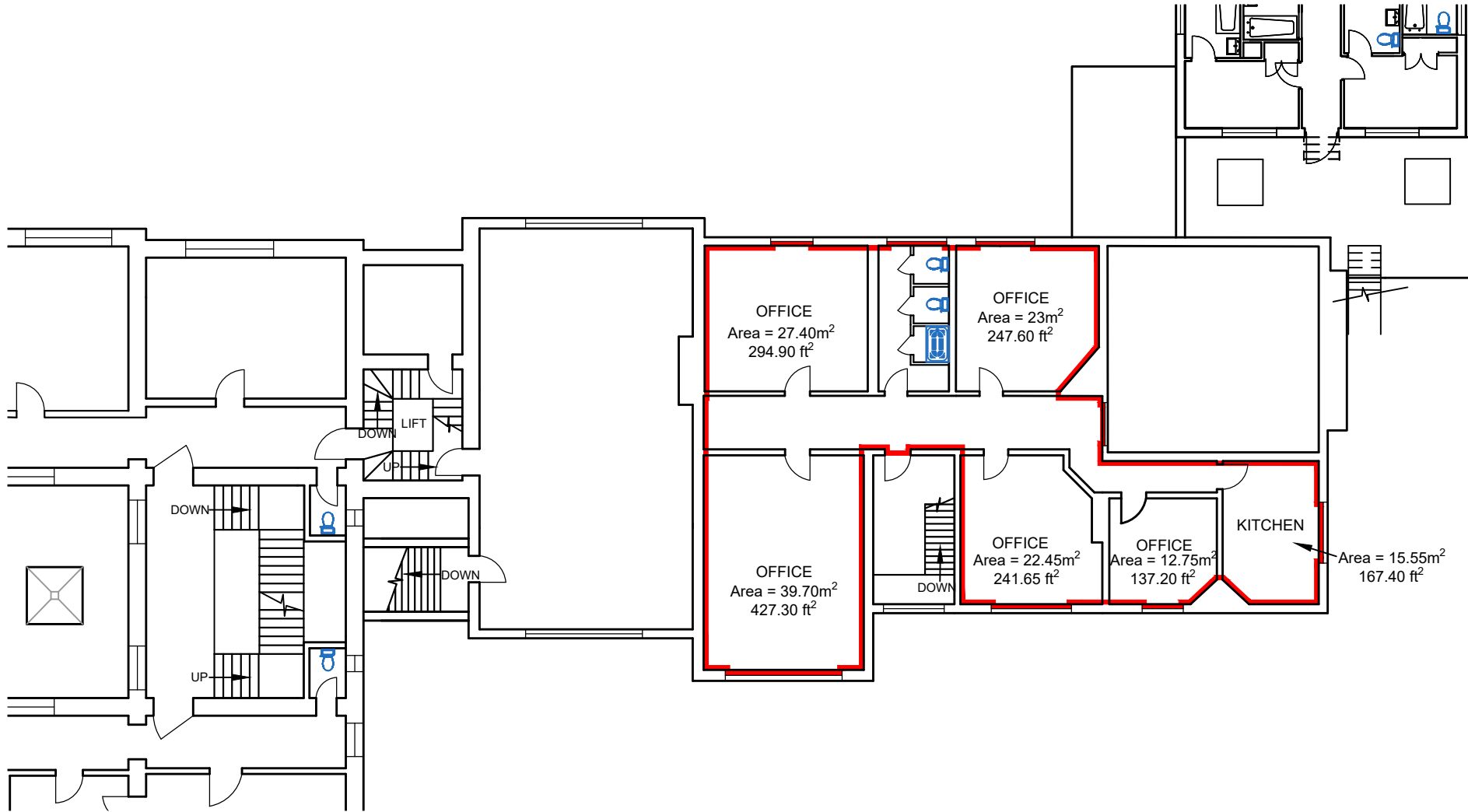
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A4 | EAST WING FIRST FLOOR PLAN AS EXISTING

DRAWING | A | 45520 | 2

Drawn : RA  
Checked : DJS  
Date : MARCH 2023

Project : THE MANSION  
SHUTTLEWORTH COLLECTION  
OLD WARDEN

Land & Property  
Professionals  
Bedford Buckingham  
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