

**WREST PARK
SILSOE, BEDFORDSHIRE, MK45 4HS**

AVAILABILITY SCHEDULE

<u>Suite No.</u>	<u>Sq Ft</u>	<u>Sq M</u>	<u>Rent p.a.</u>	<u>Service Charge p.a.</u>
<u>EAST WING</u>				
42b	322	29.91	£4,508.00	£2,254.00
43	322	29.91	£4,508.00	£2,254.00
455-457	560	52.02	£7,840.00	£3,920.00
<u>FIRST FLOOR</u>				
23	471	43.75	£7,536.00	£3,297.00
38	324	30.10	£4,536.00	£2,268.00
<u>SECOND FLOOR</u>				
1	186	17.27	£2,232.00	£1,302.00
13	215	19.97	£2,580.00	£1,505.00
17	410	38.09	£4,920.00	£2,870.00
18	204	18.95	£2,448.00	£2,047.00
19	180	16.72	£2,160.00	£1,260.00

All prices quoted are exclusive of V.A.T. which is levied on both rent and service charge.

The service charge is reviewed each April and an Annual RPI increase is applied.

Tenants are responsible for Business Rates (approximately £4.50 per sq ft – Small Business Rate Relief may apply).

Please note in the March 2016 budget the Chancellor announced that with effect April 2017 small businesses that occupy property with a rateable value of £12,000.00 or less will pay zero Business Rates.

This currently only applies to premises with a rateable value of £6,000.00 or less. There will be tapered relief for premises with a rateable value between £12,000.00–£15,000.00.

The above figures are based on a 12 month term and are subject to contract.