

# TO LET

2,526 Sq Ft (234.67 Sq M)

- › Attended Reception
- › Good Parking Provision
- › Attractive Working Environment
- › Close to Central Milton Keynes



## 17-18 Shenley Pavilions

Chalkdell Drive, Shenley Wood, Milton Keynes, MK5 6LB

**>D KirkbyDiamond**

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## LOCATION

- Set in the tranquil Shenley Wood area, Shenley Pavilions is only five minutes away from Central Milton Keynes.
- The city offers convenient facilities with excellent access to the M1 motorway, mainline railway and links to Buckingham, Oxford, Bedford and Northampton.

/// what3words

///extreme.courtyard.irritate

Google Maps

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## DESCRIPTION

- Shenley Pavilions provides a range of quality premises that will appeal to both small and expanding businesses.
- Its individual offices are arranged around two attractively landscaped garden courts and a central atrium accessed by the spacious reception area.
- Shenley Pavilions and its offices and surrounding parkland are owned and managed by The Parks Trust, the independent charity that cares for over 6,000 acres of parks and greenspace in Milton Keynes.
- By choosing a Parks Trust property your rent goes directly into caring for the parks and green spaces in Milton Keynes.

## TERMS

The premises are available on a new full repairing and insuring lease for a term to be agreed at a rent of £43,000 pa exclusive.

## ACCOMMODATION

Total	234.67 SQ M	2,526 SQ FT
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\*The property has been measured in accordance with the RICS Property Measurements Standard 6th Edition

**Business Rates:** From enquiries we understand that for the current year the rateable value is £27,750 per annum with rates payable in the order of £13,847.25 per annum. This property may qualify for small business rate relief.

**Service Charge:** This is a contribution towards the external and internal common part repair and maintenance. We understand this is currently £18,410 pa.

## CONTACT:



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