

# TO LET

4,791 Sq Ft (445.08 Sq M)

- › Good Parking Provision
- › 10 Person Lift
- › Walking Distance to Bletchley Train Station
- › To be Refurbished
- › Short Drive to Milton Keynes

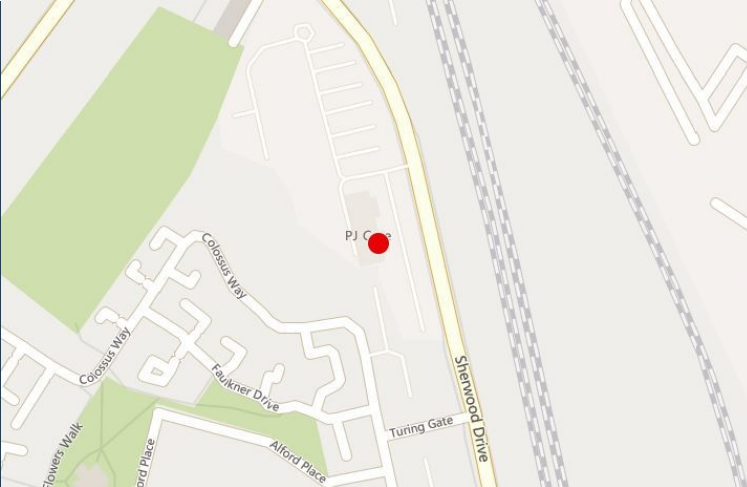


## First Floor

Sherwood House, Bletchley, Milton Keynes, MK3 6RT

Contact: Nick Bosworth or Tate James  
Tel: 01908 678 800  
eddisons.com





## Location

- Milton Keynes is a major town in southeast England, which is well located within the UK growth corridor between Oxford (30 miles southwest) and Cambridge (44 miles northeast).
- It enjoys excellent transport links, with easy access to Junctions 13 and 14 of the M1 motorway as well as close proximity to the M6, M25 and M40.
- The property itself is situated in Bletchley, approximately 4 miles south of Milton Keynes city centre.
- Sherwood Place lies just to the east of central Bletchley and within 5 minutes walking distance of the local train station.



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## Description

- The property comprises a self-contained, semi-detached office premises arranged over ground, first and second floors.
- It forms part of a prominent detached three-storey office building, which was built in the 1980's and is currently undergoing a programme of refurbishment.
- The offices include raised floors, air conditioning, suspended ceilings.
- To be refurbished with LED lighting throughout.
- The well-presented accommodation consists of a reception area on the ground floor alongside open plan office space and kitchenette.

## Terms

The property is available to let on a new tenant's full repairing and insuring lease on terms to be agreed.

## Accommodation (Net Internal Area\*)

Floor	SQ M	SQ FT
First Floor	445.08	4,791
<b>Total</b>	<b>445.08</b>	<b>4,791</b>

\*The property has been measured in accordance with the RICS Property Measurements Standard 6th Edition

EPC: C-63

**Business Rates:** The rateable value is £67,489. For the rates payable please contact us or [www.voa.gov.uk](http://www.voa.gov.uk)

## Contact:

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