

# TO LET

3,435 Sq Ft (319.11 Sq M)

- › Terraced Light Industrial Unit
- › Clear span warehouse
- › Ground and first floor offices
- › On Site Parking
- › To be refurbished.

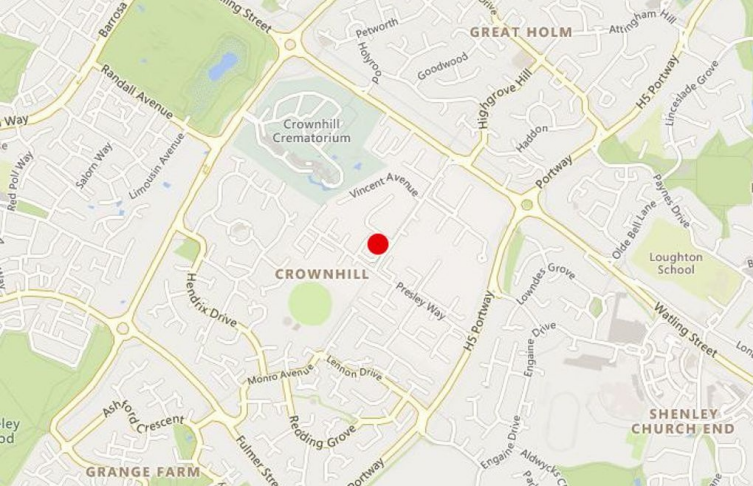


Unit 3

Regents Business Park, 30 Vincent Avenue, Crownhill, Milton Keynes, MK8 0AB

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





## Location

- Located just 2.5 miles from Milton Keynes city centre and only 4 minutes drive to Central Railway Station, with excellent access to M1 Junctions 13 & 14 and fast connections via nearby A5 link, just 1.6 miles away.
- Crownhill is a well-connected commercial hub in one of the UK's fastest-growing cities.
- Nearby amenities include Shenley Church End local centre, leisure facilities and green spaces, making it practical for employees working on-site.

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Google Maps

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## Description

- This self-contained industrial and office premises offers a mix of warehouse functionality and modern business accommodation.
- Benefitting from a rear yard and a roller shutter door, front-of-site parking, and a clear span warehouse with LED lighting, the property is designed to support a variety of commercial and industrial operations.
- With 7m eaves height and 8m apex height, the warehouse provides sufficient volume for storage, distribution or light industrial use.
- Staff kitchen and offices to 1st floor
- Additionally, the premises are equipped with gas central heating system.

## Terms

Available by way of a new lease for a term to be agreed at a rent of £48,090. VAT is payable.

## Accommodation (Gross Internal Area\*)

|                        |                    |                    |
|------------------------|--------------------|--------------------|
| Ground Floor Warehouse | 247.67 SQ M        | 2,666 SQ FT        |
| First Floor Office     | 71.44 SQ M         | 769 SQ FT          |
| <b>Total</b>           | <b>319.11 SQ M</b> | <b>3,435 SQ FT</b> |

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

EPC: C-71

**Business Rates:** The rateable value is £37,500. For the rates payable please contact us or [www.voa.gov.uk](http://www.voa.gov.uk)

**Service Charge:** Available upon request

## Contact:

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