

TO LET/MAY SELL

18,275 Sq Ft

(1,697.75 Sq M)

- Self contained headquarters office building to let / may sell.
- Self contained building on a site of 1.1 acres.
- Extensive On Site Parking with 71 parking spaces.
- High specification fitout.



Talon House

Presley Way, Crownhill, Milton Keynes, MK8 OES

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eddisons.com





Location

- Located just 2.5 miles from Milton Keynes city centre and with excellent access to M1 Junctions 13 & 14 with 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 the Crownhill Business Centre, leisure facilities and green spaces, making it practical for employees working on-site.
- Well located for Central Milton Keynes Train Station, being just 8 minutes by car.
- There are regular train services from Milton Keynes Central station to London Euston with a journey time of 35 minutes and Birmingham New Street around 1h 20min.



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Description

- Talon House is a modern two storey detached office building, constructed circa 1990.
- Central reception area with stairs and lift to first floor with break out space.
- The offices benefit from a HVAC system with fresh air conditioning, carpet tiled floors and suspended ceilings, with recessed LED lighting.
- It is currently laid out as a mix of cellular and open plan offices with meeting rooms.
- There is a staff kitchen and WCs and a staff breakout room.

Terms

The premises are to be let on a full repairing and insuring lease for a term to be agreed. Rent on application. Alternatively the freehold of the property can be available for sale. Price upon application.

Accommodation (Net Internal Area*)

Ground Floor	833.03 SQ M	8,967 SQ FT
First Floor	864.71 SQ M	9,308 SQ FT
Total	1,697.75 SQ M	18,275 SQ FT

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

EPC: C-55

Business Rates: The rateable value is £255,000. For the rates payable please contact us or www.voa.gov.uk

Contact:

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