

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

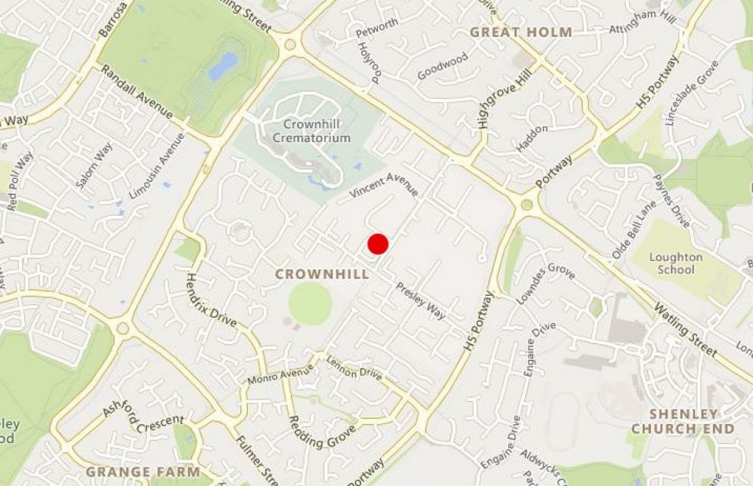


Unit 3

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

Contact: Nick Bosworth or Cristian Coccozza
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
Total	319.11 SQ M	3,435 SQ FT

*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

Service Charge: Available upon request.

Contact:

NICK BOSWORTH

07721 128 798 nick.bosworth@eddisons.com

CRISTIAN COCOZZA

07810 746 885 Cristian.Coccozza@eddisons.com

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