

TO LET

3,821 Sq Ft (354.97 Sq M)

- › Open-plan warehouse and offices
- › Loading provisions
- › Parking allocation
- › Hybrid space suitable for a variety of users



Part Of Blickle House

Presley Way, Crownhill, Milton Keynes, MK8 OES

Contact: Cristian Coccozza or Nick Bosworth
Tel: 01908 678800
eddisons.com





Location

- Located on Presley Way with direct access to Portway and Watling Street, both giving good access to the A5 (1 mile distant) and the M1 both J13 and J14.
- Located approximately 1.5 miles west of Central Milton Keynes, offering close proximity to the town centre's amenities.
- Crownhill is a well-established mixed-use area. Nearby districts such as Shenley Church End, Grange Farm, and Great Holm.
- Milton Keynes Central railway station is approximately 1.5 miles away, providing fast intercity services to London Euston.

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 Google Maps

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Description

- A substantial brick built detached Hybrid, tech/R&D Head Office building on a 1.05 acre plot with the benefit of an impressive galleried reception area and communal facilities.
- Externally the property has loading provisions to the rear and allocated parking to the front and side elevation.
- The property has been split to provide accommodation on the ground and first floor.
- The ground floor currently comprises storage accommodation, approx. 2/3 of the total available space.
- On the first floor the accommodation comprises office content with one larger office to the rear and two smaller, with potentially combinable rooms to the front.

Terms

Available by way of a new effective FRI lease for a term to be agreed at a rent of £54,000. VAT is payable.

Accommodation (Net Internal Area*)

Warehouse	194.63 SQ M	2,095 SQ FT
Offices	101.26 SQ M	1,090 SQ FT
Part of Reception	59.08 SQ M	636 SQ FT
Total	354.97 SQ M	3,821 SQ FT

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

EPC: B-47

Business Rates: For the rates payable please contact us or www.voa.gov.uk

Service Charge: Available upon request.

Contact:

CRISTIAN COCOZZA

07810 746885 Cristian.Coccozza@eddisons.com

NICK BOSWORTH

07721 128798 nick.bosworth@eddisons.com

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