



UNIT 6
CROWNHILL
BUSINESS CENTRE

VINCENT AVENUE
CROWNHILL
MILTON KEYNES
MK8 0AB



TO LET

MODERN REFURBISHED WAREHOUSE UNIT 9,666 SQ FT (898 sq m)

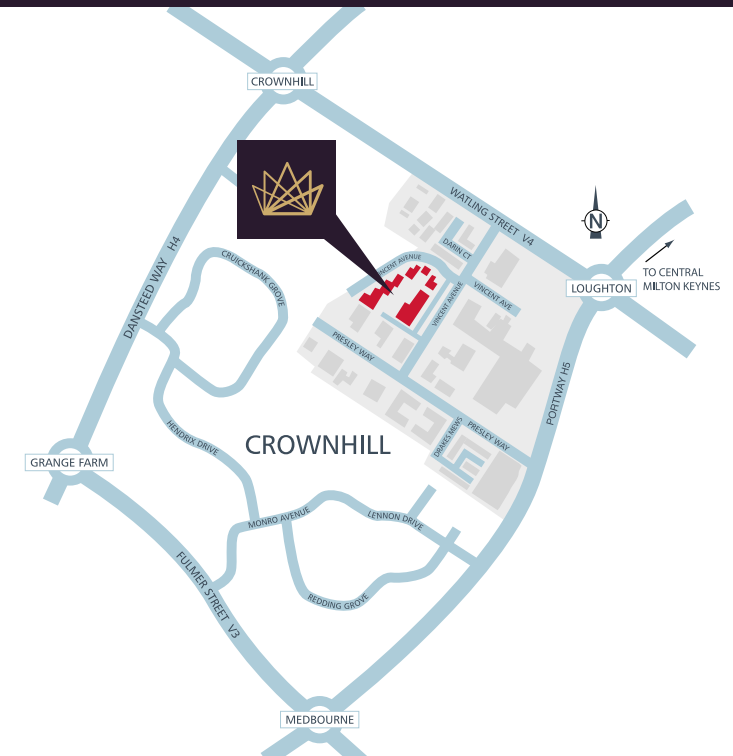
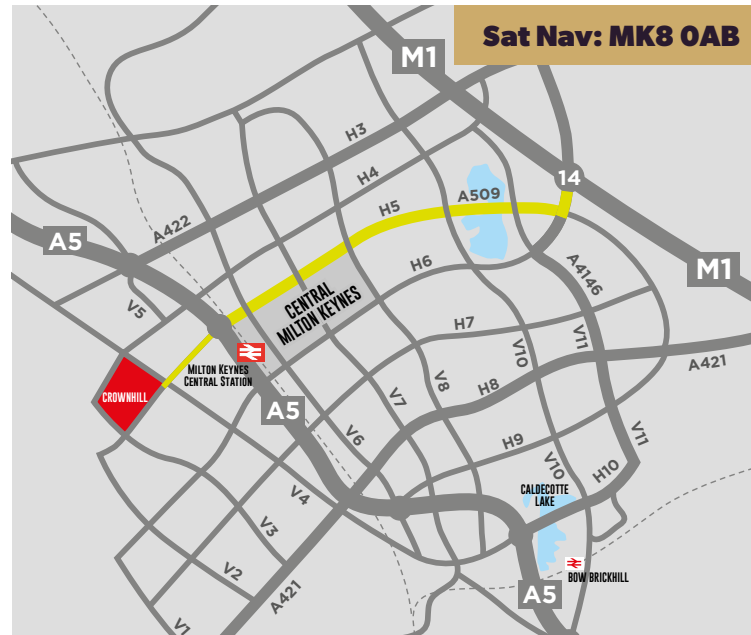
5.5m Eaves Height (rising to 7.64m) • 1 Ground Level Electric Loading Door • Secure Shared Service Yard

LOCATION

Milton Keynes is a strategic location for business situated adjacent to the M1 Motorway approx 55 miles from London and 70 miles from Birmingham.

Located within the Crownhill employment area of Milton Keynes. Accessed directly from Vincent Avenue, the estate benefits from excellent transport links with the M1 (Junction 14) approximately 5 miles to the North East, the A5 dual carriageway within 1 mile and 1.5 miles South West of Central Milton Keynes and national rail links.

Central Milton Keynes railway station is on the main line route from London Euston to Birmingham. London Euston can be reached in approx 30 minutes.



DESCRIPTION

The premises comprise a comprehensively refurbished mid-terrace warehouse/production unit of steel frame construction with brickwork elevations beneath a pitched roof with two storey offices/ancillary accommodation.

Internally the warehouse has a minimum eaves height of 5.5m (rising to 7.64m), 1 ground level loading door with lighting and heating throughout. The office/ancillary accommodation is located to the front elevation of the unit.

Externally there is car parking to the front of the unit with a secure service yard to the rear which is shared with the adjoining units.

6,286 sq ft warehouse

SERVICES

All mains services including water, drainage, gas and three phase power are believed to be connected to the property. The agents have not tested any of the available services and interested parties are advised to make their own enquiries as to their condition.

TERMS

The premises are available by way of a new full repairing and insuring lease for a term of years to be agreed. Full details available on application to the agent.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

RATES

We understand the property has a current Rateable Value of £52,500 as at 1st April 2021. Interested parties are advised to make their own enquiries to the Local Rating Authority to verify this information.

EPC

The energy rating of this property is B 33. The certificate and full report are available on request.

[VIEW THE EPC HERE](#)



	sq ft	sq m
Ground Floor Reception/Ancillary	1,647	153
First Floor Office/Ancillary	1,733	161
Warehouse	6,286	584
Total	9,666	898

VIEWING & FURTHER INFORMATION

Strictly by prior arrangement with the joint sole agents.



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