



HENSHAW HOUSE

851 Silbury Blvd
Milton Keynes
MK9 3JZ



FOR SALE / MAY LET

High Quality Office Building

With vacant possession and potential for residential conversion (STPP)

Executive Summary

Rare opportunity to acquire a modern office building comprising 9,242 sq ft with vacant possession in Central Milton Keynes.

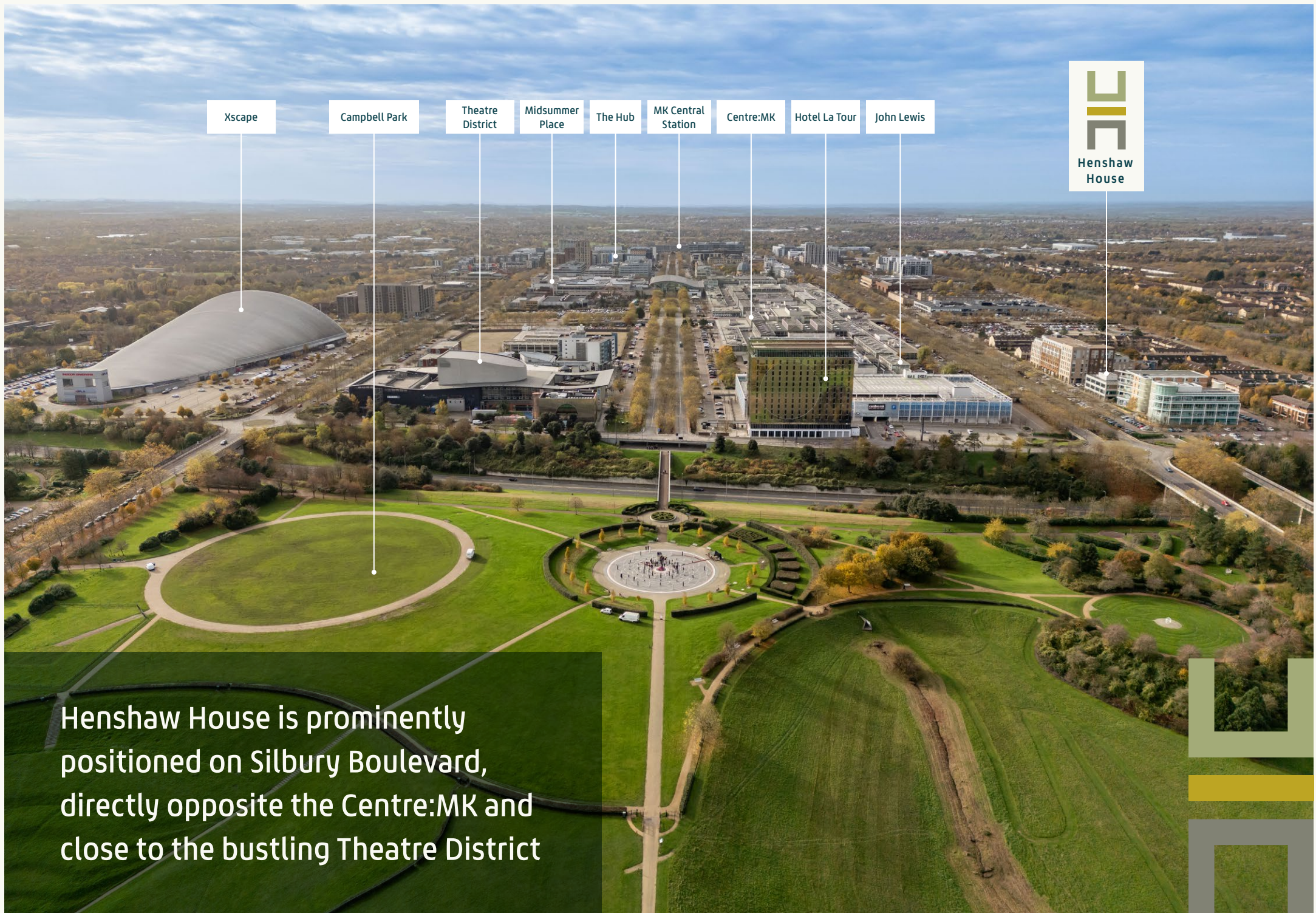
Milton Keynes is at the heart of the UK Growth Corridor and is one of the fastest growing cities in the UK.

Excellent location within Central Milton Keynes in close proximity to the Centre:MK and Theatre District.

Potential for residential conversion (subject to prior approval) and located outside of the CMK Article 4 Direction.

Offers are invited in excess of £1,400,000 (one million four hundred thousand pounds) for the freehold interest subject to contract and exclusive of VAT. This represents a low capital value of £151 per sq ft.





Xscape

Campbell Park

Theatre District

Midsummer Place

The Hub

MK Central Station

Centre:MK

Hotel La Tour

John Lewis



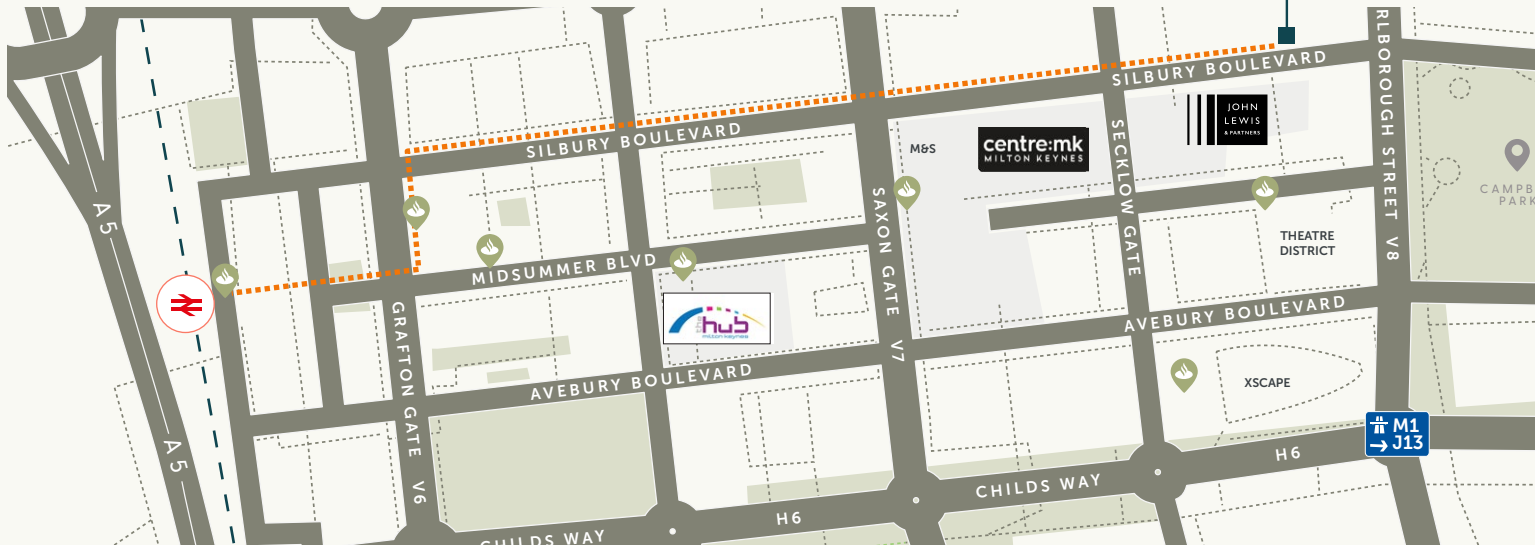
Henshaw House is prominently positioned on Silbury Boulevard, directly opposite the Centre:MK and close to the bustling Theatre District

Location

Situated at the heart of the growth corridor, Milton Keynes is poised for further growth and will benefit significantly from major infrastructure improvements between Oxford and Cambridge.

The new fast rail link will directly connect the cities of Cambridge, Milton Keynes and Oxford, cutting current journey times in half.

Phase One from Oxford to Milton Keynes is due to be operational in 2025 and the entire line operational by 2030.



Milton Keynes Central Station is c.1.4 miles away, with junction 14 of the M1 and the A5 approximately 7 minutes' driving distance..



SANTANDER DOCKING STATIONS

With over 40 docking stations and 300 bikes, Santander Cycles are a great way to get around the city.



CYCLING ROUTES

Milton Keynes is a cycle friendly city and has a huge network of redways, super routes, leisure routes and places to ride.



WALKING ROUTE TO MK CENTRAL

Milton Keynes Central is a 30 minute stroll from Henshaw House.

RAIL

London Euston	34 mins
Birmingham New Street	53 mins
Manchester Piccadilly	98 mins

Source: National Rail Enquiries

ROAD

M1 Junction 14	5 mins
M25 Junction 21	35 mins
Central London	50 mins
Oxford	60 mins
Cambridge	60 mins
Central Birmingham	70 mins

Source: Google Maps

AIRPORTS

London Luton	36 mins
Birmingham International	70 mins
London Stansted	75 mins
London Heathrow	90 mins
London Gatwick	120 mins

Source: Google Maps

POSTCODE:

MK9 3JZ

GOOGLE MAPS:

[CLICK HERE](#)

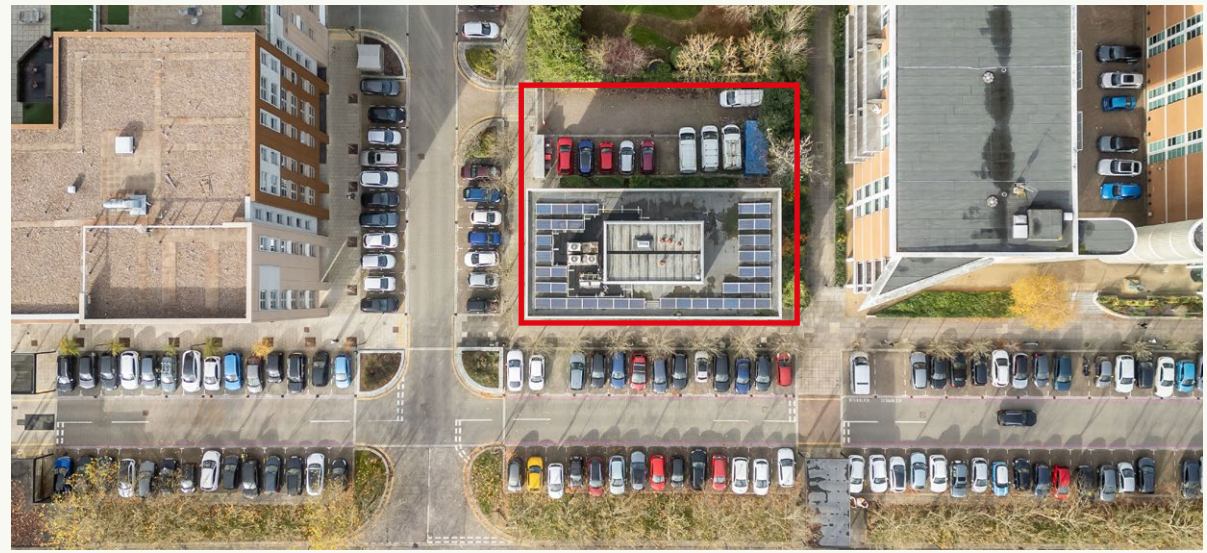
WHAT3WORDS:

[///twitching.talking.wizard](#)

Description

Henshaw House comprises a three-storey office building constructed in the late 1980s and provides 10 car parking spaces at a ratio of 1:923 sq ft. The building is clad in stone and incorporates full height double glazed windows to all elevations. The building benefits from an array of photo-voltaic solar panels on the roof.

The office space benefits from excellent natural light throughout and offers a flexible mix of open plan areas and private offices, complete with raised floors, carpeting, mineral fibre suspended ceilings, LG7 lighting, air conditioning, and kitchen and breakout areas.



Accommodation

Description	Sq m	Sq ft
Ground Floor	234.50	2,524
First Floor	311.30	3,351
Second Floor	312.83	3,367
Total	858.64	9,242

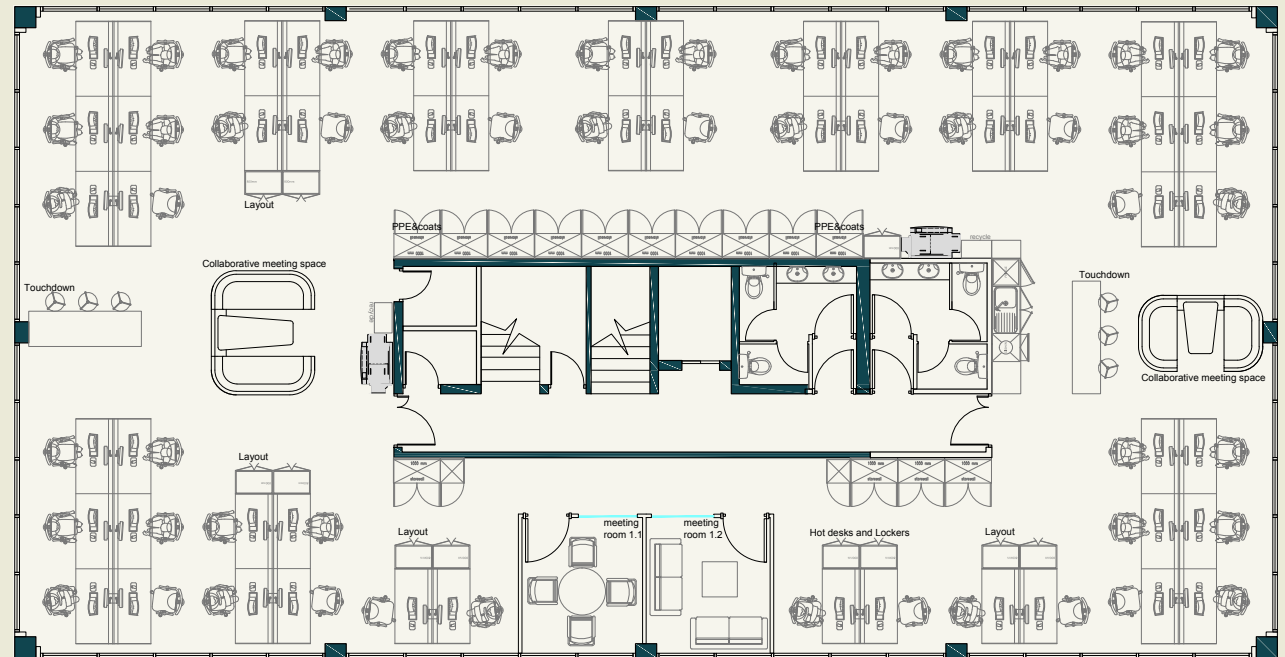
IPMS3 floor areas.

Gross Internal Area - 10,583 sq ft / 1,001.2 sq m

Specification

- Self-contained detached office building
- 10 car parking spaces (1:924 sq ft)
- Solar PV panels
- Passenger lift (8 person, 600kg)
- Raised floors with Cat 5 cabling
- Suspended ceilings
- PIR controlled LG7 lighting
- VRF air conditioning
- Meeting rooms
- Kitchen / breakout areas
- Male, female and disabled WCs

Indicative layout - First Floor



Planning

The property may suit alternative uses falling within Class E subject to any necessary planning consents.

The property does not fall within the Central Milton Keynes Article 4 Direction.

A change of use to residential under Class MA (permitted development from Class E to C3) may be possible subject to prior approval and all necessary statutory consents.

Further potential for upwards extension under Permitted Development Rights.

New build BTR schemes and PDR office conversions under construction / recently completed...





Tenure

Freehold with the benefit of vacant possession.

Guide Price

£1,400,000 subject to contract.

EPC Rating

D-80

VAT

Unless otherwise stated all prices and outgoings are exclusive of VAT.

Data Room

Access details are available on request.

Viewing

Strictly through the sole selling agents

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