

FLEMING HOUSE

SEEBECK PLACE // KNOWLHILL // MILTON KEYNES // MK5 8FR



HIGH QUALITY
DETACHED
OFFICES

11,020 sq ft
(1,023 sq m) approx

May subdivide

TO LET

LOCATION

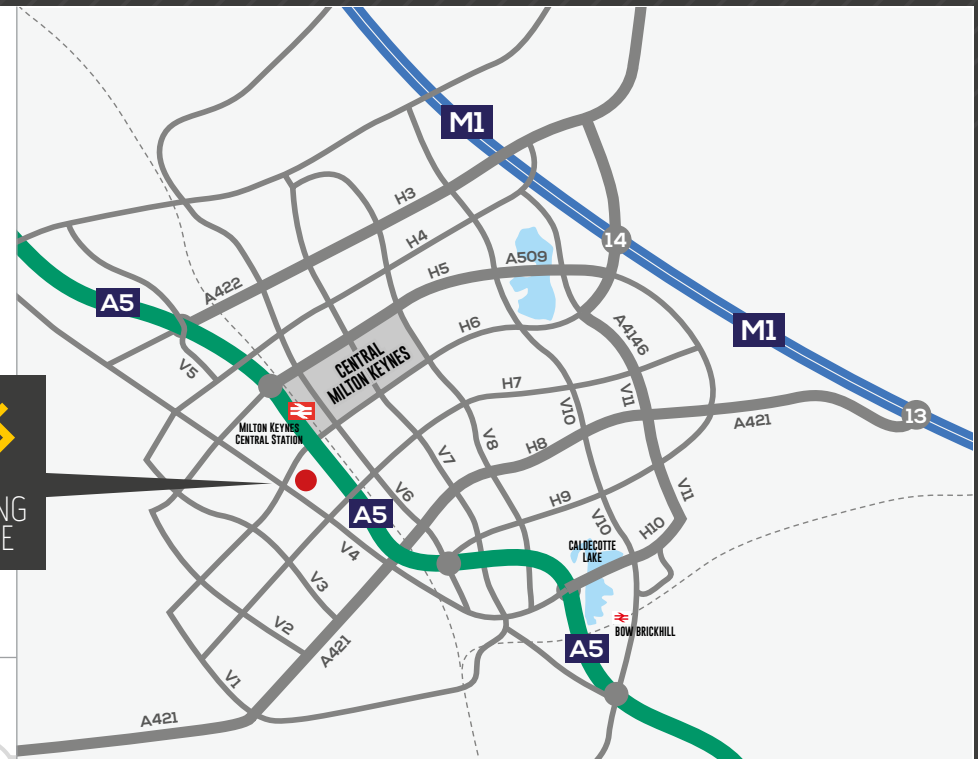
Fleming House has the enviable advantage of being within close proximity to the City Centre, with its destination shopping centre (CentreMK) providing around 250 shops, cafés and department stores. The more recent Hub development is also close by with over 20 bars, cafés, restaurants and hotels.

From a practical and value-added point of view, Fleming House is located a mere 12 minutes walk from Milton Keynes train station, and is integrated

into the Milton Keynes cycle redway scheme.

Milton Keynes benefits from one of the most regular rail services to London Euston with journey times as short as 32 minutes. Services to Birmingham (40 mins) and the North are also just as frequent.

Road access to Junctions 13 & 14 of the M1 motorway is available within 10 minutes by dual carriageway, which in turn gives accessibility to London Heathrow and Luton Airports.



"A prestigious and outstanding office suite within walking distance of the city centre and railway station"



SPECIFICATION

- Fully fitted open plan accommodation with individual meeting rooms/offices
- 2.7m ceiling height
- Independently controlled air conditioning
- High specification motion sensitive lighting
- Full access raised floor
- Male/female WCs
- Shower facilities
- Door entry system
- Independent and monitored alarm system
- Fully managed and maintained estate landscaping
- 38 car parking spaces and 3 disabled bays

Indicative photographs of an adjoining building



“Set in an unrivalled landscaped business park setting overlooking parkland”



ACCOMMODATION

	SQ FT	SQ M
Ground Floor	3,480	323
First Floor	3,480	323
Second Floor	3,480	323
Third Floor	580	584
TOTAL NIA	11,020	1,023

TERMS

The premises are available either by way of an assignment or new lease on terms to be agreed.

RATES

The current rateable value of the property is £86,500.

Rates payable for the current financial year April 2018 – March 2019 equate to £42,645 approximately.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction.

VAT

The tenant will be responsible for the payment of any VAT.

EPC

C: 55



Indicative photograph of an adjoining building



FLEMING HOUSE

SEEBECK PLACE // KNOWLHILL // MILTON KEYNES // MK5 8FR

VIEWING

For viewing and further information, please contact the joint sole agents:

TOM HARKER

CHRIS DRUMMOND /
VICTORIA ROBINSON

tharker@lsh.co.uk

chris@tdbre.co.uk
victoria@tdbre.co.uk

DISCLAIMER: The Agents for themselves and for the vendors or lessors of the property whose agents they are give notice that, (i) these particulars are given without responsibility of The Agents or the Vendors or Lessors as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (ii) The Agents cannot guarantee the accuracy of any description, dimension, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; (iii) no employee of The Agents has any authority to make or give any representation or enter into any contract whatsoever in relation to the property; (iv) VAT may be payable on the purchase price and / or rent, all figures are exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; (v) The Agents will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars. 11.18.