

To Let Attractive First and Second Floor Offices



6,306 sq ft (585.89 sq m)

Lakeside, Shirwell Crescent, Furzton,
Milton Keynes MK4 1GA.



-  Located on an attractive office park with views over Furzton Lake. Milton Keynes town centre approximately 2 miles.
-  Good access to the M1, A5 and A421.
-  Milton Keynes Central railway station – approx 2 miles.
-  Good quality, attractive purpose built offices over two floors. Available separately or as a whole.
-  On site allocated parking and off site communal parking nearby.
-  Rent upon application.



Location

- Located on a premier purpose built office park
- Attractive location with parkland views extending over Furzton lake.
- Within a short commute of central Milton Keynes and Bletchley.
- Excellent access to the M1 motorway, A5 and A421 trunk roads.



Description

- Attractive, purpose built office space.
- The premises to comprise of open plan office space over 1st and 2nd floors with staff facilities.
- 20 allocated parking spaces and offsite communal parking
- Accessed via shared entrance lobby on the ground floor



Floor Area (Net Internal Area - NIA)

The property has been measured in accordance with the RICS Code of Measuring Practice 6th Edition.

First floor:	4,628 sq ft (430.00 sq m)
Second floor:	1,678 sq ft (155.89 sq m)
Total:	6,306 sq ft (585.89 sq m)

Areas quoted are approximate and should not be held as 100% accurate.



Terms

- The premises are available on a leasehold basis on negotiable terms. Rent upon application
- VAT: Applicable.



Business Rates

- Interested parties are advised to make their own enquiries.



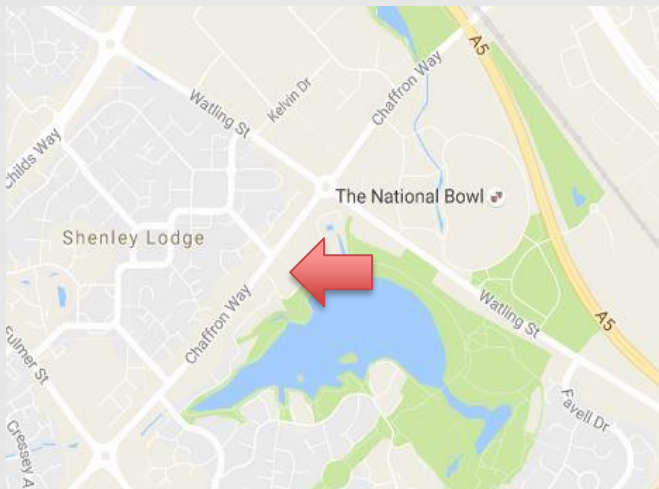
Viewing

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Specification

- Raised deck flooring to first floor
- Ample floor boxes to house small power and data points.
- Suspended Ceilings with lighting panels.
- Air Conditioning.
- Staff facilities.
- Lift
- Low service charges
- Two balconies to first floors

Misrepresentations Act:

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