

To Let Fully Fitted Offices.



4,379 sq ft (406.82 sq m)

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, newly fully fitted purpose built offices over three floors.



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

- Newly fitted, self-contained, purpose built office space.
- The premises comprises of open plan office space over 3 floors with staff facilities.
- Allocated parking 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.

Ground floor:	1,638 sq ft	(152.17 sq m)
First floor:	1,638 sq ft	(152.17 sq m)
Second floor:	1,103 sq ft	(102.48 sq m)
Total:	4,379 sq ft	(406.82 sq m)

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



Specification

- Raised deck flooring to ground and first floors
- Ample floor boxes to house small power and data points.
- Suspended Ceilings with Led lighting panels to give 450 Lux lighting levels.
- Air Conditioning with ceiling cassettes and condensers situated in third floor attic.
- Choice of colours for carpet tiles.
- Staff facilities.



Terms

- The premises are available on a leasehold basis on negotiable terms. Rent upon application
- VAT: Not applicable.



Business Rates

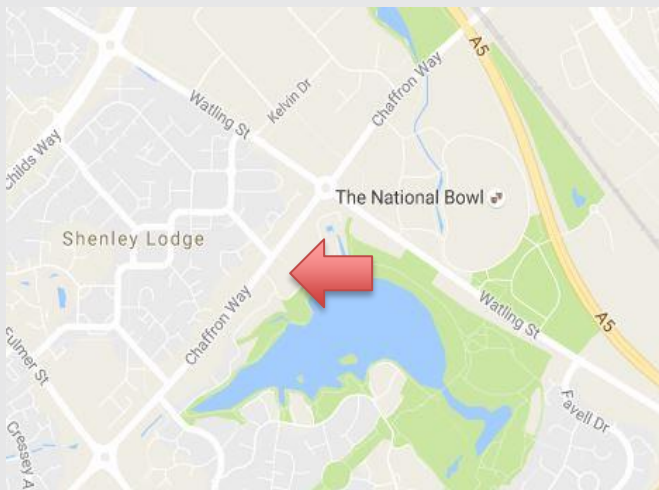
- Interested parties are advised to make their own enquiries.



Viewing

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