

OFFICE TO LET



**11 Benbow Court, Shenley Church End, Milton Keynes
MK5 6JG**

1,196 SqFt (111.11 SqM)

£17,950 Per Annum Exclusive

- Fitted out as an office
- Car parking nearby
- Busy local centre
- Suitable for a variety of alternate uses

Location

The property is located within Shenley Church End retail centre and a short drive from Milton Keynes City centre. Milton Keynes is located approximately 55 miles northwest of central London via the M1 and is well served by regular rail services to London with fastest journey time of 35 minutes to London Euston and 55 minutes to Birmingham New Street. The property sits immediately within a mixed retail and leisure scheme with a secondary school located nearby which significantly adds to the footfall through the scheme.

Description

First floor office suitable for a variety of uses. Busy mixed use local centre. Attractive location. Variety of surrounding occupiers including retail, offices, a secondary school and residential.

Terms

The premises can be let on a new FRI lease on a term to be agreed.

Leasehold: £17,950 per annum exclusive.

Service charge: Applicable.

VAT

Intending occupiers should satisfy themselves as to the incidence or otherwise of VAT on this transaction.

Business Rates

Rateable Value – £15,750.00

Interested parties are advised to contact the relevant Local Authority.

Accommodation

Currently fitted out as an open plan office. Natural daylight with windows to the front and side elevations. Staff kitchen. Male and female WC's.

Floor Area

The property has been measured in accordance with the RICS Property Measurements Standard 2nd Edition.

Accommodation	Sq M	Sq Ft
Total Area	111.11	1,196

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

EPC

TBC

Viewings

For viewings and further information please contact:

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