

# TO LET - OFFICE/RETAIL



G7 Ground Floor, Medina House, 302 Silbury Boulevard, Milton Keynes,  
Buckinghamshire MK9 2AE

1,025 SqFt (95.22 SqM)

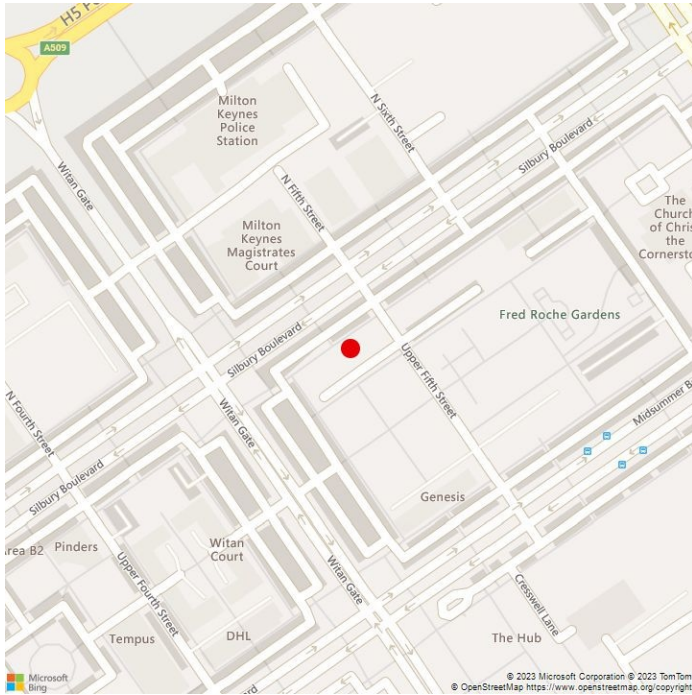
£25,600 per annum exclusive

- Ground Floor Office/Retail Unit
- Suitable For a Variety of Uses
- 
-



## Location

Located in Milton Keynes town centre within the business district and in an area of similar style businesses. Excellent access to the M1 motorway, A5 dual carriageway and A421 trunk road. Within a short walk of Milton Keynes train station and the shopping centre.



## Description

Located in Milton Keynes town centre within the business district and in an area of similar style businesses. Excellent access to the M1 motorway, A5 dual carriageway and A421 trunk road. Within a short walk of Milton Keynes train station and the shopping centre. Ground floor suite of offices/retail space of good quality specification with suspended ceilings. The premises comprise separate manager's office and staff facilities. Floor to ceiling glazing to the front providing display space.

## Accommodation

Good quality retail space.  
Meeting rooms.  
Staff kitchenette.  
Suspended ceilings.

## Floor Area (GIA)

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

Accommodation	sq ft	sq m
<b>Total Area</b>	<b>1,025</b>	<b>95.22</b>

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

## TENURE

The premises are to be let on a full repairing and insuring lease for a term to be agreed at a rental of £25,600 + VAT per annum exclusive

Service Charge £TBC

## Business Rates

Rateable Value: £15,250

Interested parties are advised to contact the relevant Local Authority

## Further Information

Viewing strictly by appointment:

### Nick Bosworth

01908 558 746

[Nick.Bosworth@kirkbydiamond.co.uk](mailto:Nick.Bosworth@kirkbydiamond.co.uk)

### Tate James

01908 046863

[tate.james@kirkbydiamond.co.uk](mailto:tate.james@kirkbydiamond.co.uk)

## DISCLAIMER

Kirkby Diamond LLP for themselves and for the vendors, whose agents they are, give notice that these particulars are set out as a general guide only and do not constitute any part of any offer or contract. All descriptions, dimensions, reference to condition and the necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but interested parties should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Kirkby Diamond LLP has any authority to make or give any representation or warranty whatever in relation to this property. Kirkby Diamond LLP (Registration No OC420194) is authorised and regulated by the Royal Institution of Chartered Surveyors. Kirkby Diamond is a trading name of Kirkby Diamond LLP