

TO LET / FOR SALE

>D KirkbyDiamond



Unit 2, Sherwood Place
Bletchley
Milton Keynes
MK3 6RT

For Rent on Application /
For Sale on Application

14,337 SqFt (1,331 SqM)

- Self contained office building To Let
- Good parking provision
- 10 person lift
- Walking distance to Bletchley Train Station

Location

Milton Keynes is a major town in southeast England, which is well located within the UK growth corridor between Oxford (30 miles southwest) and Cambridge (44 miles northeast). It enjoys excellent transport links, with easy access to Junctions 13 and 14 of the M1 motorway as well as close proximity to the M6, M25 and M40. The property itself is situated in Bletchley, approximately 4 miles south of Milton Keynes city centre. Sherwood Place lies just to the east of central Bletchley and within 5 minutes walking distance of the local train station. The property occupies a prominent position on Sherwood Drive adjacent to Challenge House Business Centre, a serviced office provider operated by Landmark Office Space. The immediate surrounding area is mixed use with residential development nearby and Bletchley Park and Enterprise Car Rental company located a short distance away. We understand the area is set to benefit from the reintroduction of the Bletchley to Oxford train line.

Description

The property comprises a self-contained, semi-detached office premises arranged over ground, first and second floors, which is currently occupied by the NHS. It forms part of a prominent detached three-storey office building, which was built in the 1980's and comprehensively refurbished in 2009. The subject property comprises the majority of the building (Unit 2) with the adjoining premises (Unit 1) occupied by P J Care, an award winning neurological care centre. The property has the include raised floors, air conditioning, suspended ceilings and LED lighting throughout. The well-presented accommodation consists of a reception area on the ground floor alongside open plan office space complete with conference rooms and kitchenette.

Terms

The property is available to let on a new tenant's full repairing and insuring lease on terms to be agreed. Alternatively, the landlord may consider a freehold sale of the property with vacant possession.

DISCLAIMER

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Accommodation

Floor Area (GIA)

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

Accommodation	Sq Ft	Sq M
Ground Floor	4,755	444
First Floor	4,791	445
Second Floor	4,791	445
Total Area	14,337	1,334

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

Rateable Value

Rateable Value: £117,000

Interested parties are advised to contact the relevant Local Authority.

Viewings

For further details please contact;

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