

TO LET



18 Davy Avenue
Milton Keynes
MK5 8PL

**Ground Floor Office
Suite to Let**

- Raised flooring
- Suspended ceilings
- Excellent Fitout
- Glazed meeting rooms

Location

Situated in the well established employment area of Knowlhill, the property occupies a prominent position fronting Davy Avenue and is within 5 minutes drive of Central Milton Keynes. The property benefits from excellent transport links with Milton Keynes Railway Station in close proximity and Junction 13 and 14 of the M1 motorway also nearby.

Description

Developed by Hampton Brook in c. 2008, the property offers a high quality prominent modern office building with a good parking provision of 10 spaces to the front of the building. Benefitting from LED lighting, raised flooring and air conditioning, the ground floor suite provides open plan office space with meeting rooms, together with WC's and a kitchenette. The property has the benefit of a good quality modern fitout and is ready for occupation on flexible lease terms.

Tenure

The premises are to be let at a rent of £42,000 per annum + VAT on flexible lease terms.

Accommodation

The office accommodation comprises of a ground floor, open plan office with meeting rooms, kitchen and staff WCs. The property has male, female and disabled WC's and it comprises the following specification, raised access floors, kitchenette, LED lighting, suspended ceilings and CAT 5 cabling. The suite is available fully furnished and is ready as a turn key solution.

Floor Area (NIA)

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

Total	2,422 SqFt	225 SqM
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Areas quoted are approximate and should not be held as 100% accurate.

VAT

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

EPC

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Business Rates

Rateable Value - £31,000. Interested parties are advised to contact the relevant Local Authority.

Further Information

Viewing strictly by appointment:

Nick Bosworth

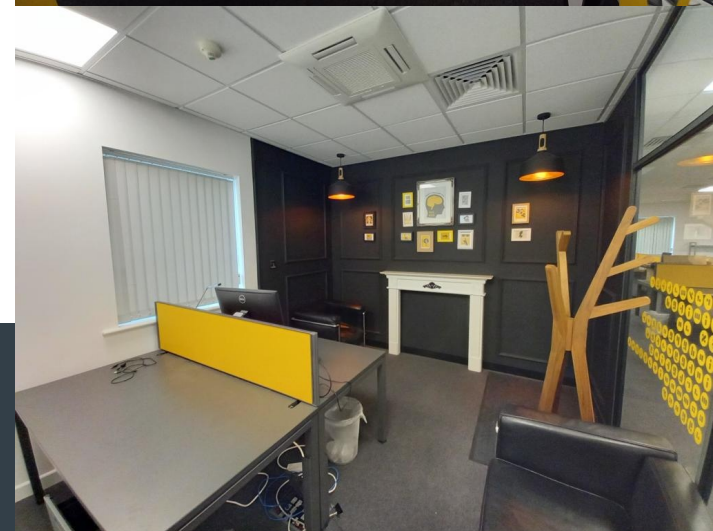
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