

TO LET - OFFICE



17-18, Shenley Pavilions, Chalkdell Drive, Shenley Wood, Milton Keynes,
Buckinghamshire MK5 6LB

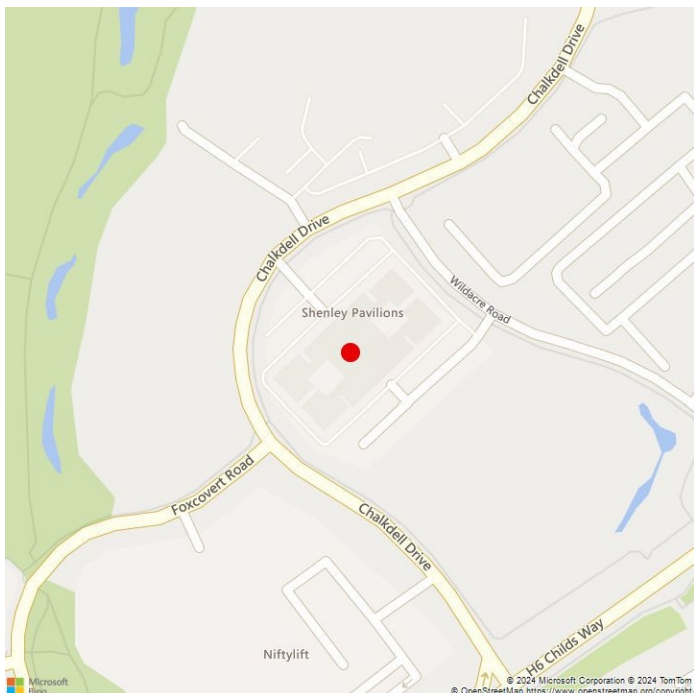
2,526 SqFt (234.67 SqM)

£43,000

- **Attended Reception**
- **Good Parking Provision**
- **Attractive Working Environment**
- **Close to Central Milton Keynes**

Location

Set in the tranquil Shenley Wood area, Shenley Pavilions is only five minutes away from Central Milton Keynes. The city offers convenient facilities with excellent access to the M1 motorway, mainline railway and links to Buckingham, Oxford, Bedford and Northampton.



Description

Shenley Pavilions provides a range of quality premises that will appeal to both small and expanding businesses. Its individual offices are arranged around two attractively landscaped garden courts and a central atrium accessed by the spacious reception area.

Shenley Pavilions and its offices and surrounding parkland are owned and managed by The Parks Trust, the independent charity that cares for over 6,000 acres of parks and greenspace in Milton Keynes. By choosing a Parks Trust property your rent goes directly into caring for the parks and green spaces in Milton Keynes.



Accommodation

Café & refurbished informal seating area in atrium
Privacy & Security for each office with individual front doors
Separate meeting room for hire

Floor Area ()

The property has been measured in accordance with the RICS Code of Measuring Practice, 6th Edition

Accommodation	sq ft	sq m
Total Area	2,526	234.67

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

TENURE

The premises are available on a new full repairing and insuring lease for a term to be agreed at a rent of £43,000 pa exclusive.

VAT

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

Business Rates

From enquiries we understand that for the current year the rateable value is £27,750 per annum with rates payable in the order of £13,847.25 per annum. This property may qualify for small business rate relief.

Further Information

Viewing strictly by appointment:

Nick Bosworth

01908 558 746

Nick.Bosworth@kirkbydiamond.co.uk

Tate James

01908 046863

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