

# TO LET - INDUSTRIAL/OFFICE



3 Darin Court, Crownhill, Milton Keynes MK8 0AD

1,260 SqFt (117.05 SqM)

£16,380 per annum exclusive

- A good quality unit providing hybrid office/warehouse accommodation.
- Attractive business park set in courtyard environment; close to CMK.
- On site and on street parking.
- Good access to M1, A5 and A421.

## Location

Located on the highly regarded Crownhill Industrial Estate. Excellent access to the A5 dual carriageway and A421 trunk road. Well located for Central Milton Keynes and all associated facilities.

## Description

Darin Court is an attractive development of business units located off Vincent Avenue on Crownhill, which is one of the premier business locations within Milton Keynes. The estate is popular with trade counter/quasi retail focused occupiers. The units are constructed with facing brickwork under tiled roofs. All units are self contained and offer separate loading and personnel doors. The units have single and three phase power potential with gas fired heating.

Unit 3 has the benefit of a reception area, office and a workspace with suspended ceilings throughout.



## Accommodation

Constructed in mid-1980s consisting of 27 self-contained business units.  
Courtyard environment constructed by way of brick fascia with pitched tiled roof above.  
Block paved courtyard with generous parking provisions.  
Personnel door to front elevation.  
Loading door to the front.  
Majority fitted with up to 30% office space.  
Reinforced concrete floors throughout.  
WC facilities.  
Lighting throughout.

## Floor Area ( )

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

Accommodation	sq ft	sq m
<b>Total Area</b>	<b>1,260</b>	<b>117.05</b>

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

## TENURE

Lease The premises are available on a new full repairing and insuring lease for a term to be agreed at a rent of £16,380 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 £12,500 per annum with rates payable in the order of £1,039.58 per annum. This property may qualify for small business rate relief.

## Further Information

Viewing strictly by appointment:

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