

# TO LET

4,755 Sq Ft (441.74 Sq M)

- Good Parking Provision
- 10 Person Lift
- Walking Distance to Bletchley Train Station
- To be Refurbished.
- Short Drive to Milton Keynes.



## Ground Floor

Sherwood House, Bletchley, Milton Keynes, MK3 6RT

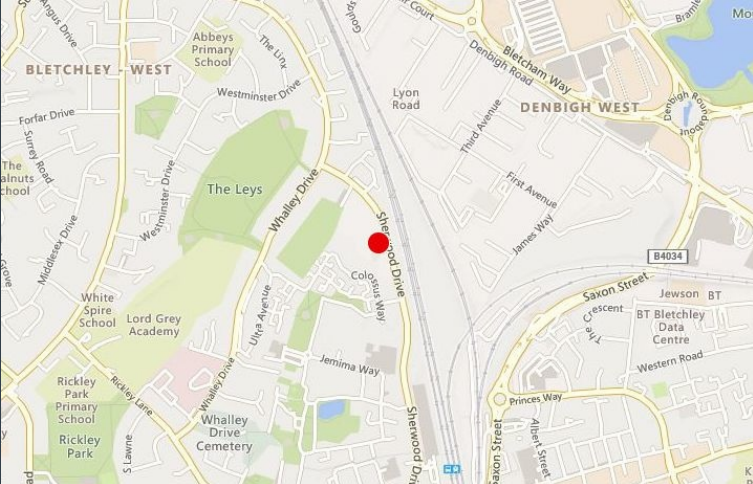
**KirkbyDiamond**

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## 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 is in Bletchley and within 5 minutes walking distance of the local train station.

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Google Maps

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## DESCRIPTION

- The property comprises a self-contained, semi-detached office premises arranged over ground, first and second floors
- It forms part of a prominent detached three-storey office building, which was built in the 1980's and is currently undergoing a programme of refurbishment.
- The offices include raised floors, air conditioning, suspended ceilings.
- The well-presented accommodation consists of a reception area on the ground floor alongside open plan office space and kitchenette.
- The ground floor suite is ready for occupation as the refurbishment works are now complete with newly fitted staff kitchen and toilets

## TERMS

The property is available to let on a new tenant's full repairing and insuring lease on terms to be agreed.



## ACCOMMODATION (Net Internal Area\*)

Ground Floor	441.74 SQ M	4,755 SQ FT
<b>Total</b>	<b>441.74 SQ M</b>	<b>4,755 SQ FT</b>

\*The property has been measured in accordance with the RICS Property Measurements Standard 6th Edition

**EPC:** The property has an Energy Rating of C(63).

**Business Rates:** Interested parties are advised to contact the relevant Local Authority.

## CONTACT:

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