

**FOR SALE/TO LET**

**14,337 Sq Ft**

(1,331.91 Sq M)

- › Good Parking Provision
- › 10 Person Lift
- › Capable of Separate Occupation
- › Walking Distance to Bletchley Train Station



**Sherwood House**

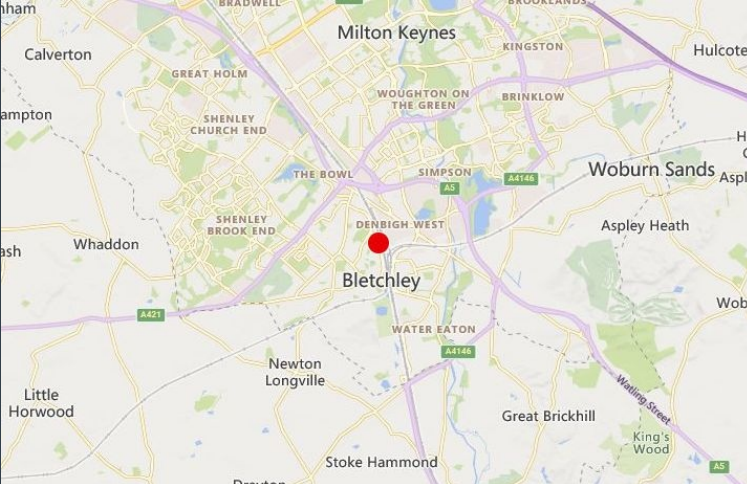
**Sherwood Drive, Bletchley, Milton Keynes, MK3 6RT**

**>D KirkbyDiamond**

Contact: Nick Bosworth or Matthew Bowen

Tel: 01908 678 800

[kirkbydiamond.co.uk](http://kirkbydiamond.co.uk)



## 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

/// what3words

///after.pillow.young

Google Maps

Click here



## DESCRIPTION

- Sherwood House 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 and LED lighting throughout
- The well-presented accommodation consists of a reception area on the ground floor alongside open plan office space with new carpets, and staff kitchenette
- The building can be occupied as a whole or on a floor by floor basis

## 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.

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 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



## ACCOMMODATION (Net Internal Area\*)

Ground Floor	441.74 SQ M	4,755 SQ FT
First Floor	445.08 SQ M	4,791 SQ FT
Second Floor	445.08 SQ M	4,791 SQ FT
<b>Total</b>	<b>1,331.91 SQ M</b>	<b>14,337 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 The rateable value is £117,000. For the rates payable please contact us or [www.voa.gov.uk](http://www.voa.gov.uk)

## CONTACT:



**NICK BOSWORTH**

**07721 128 798** [Nick.Bosworth@kirkbydiamond.co.uk](mailto:Nick.Bosworth@kirkbydiamond.co.uk)



**MATTHEW BOWEN**

**07442 820 386** [matthew.bowen@kirkbydiamond.co.uk](mailto:matthew.bowen@kirkbydiamond.co.uk)