

FOR SALE/TO LET

1,947 Sq Ft (180.88 Sq M)

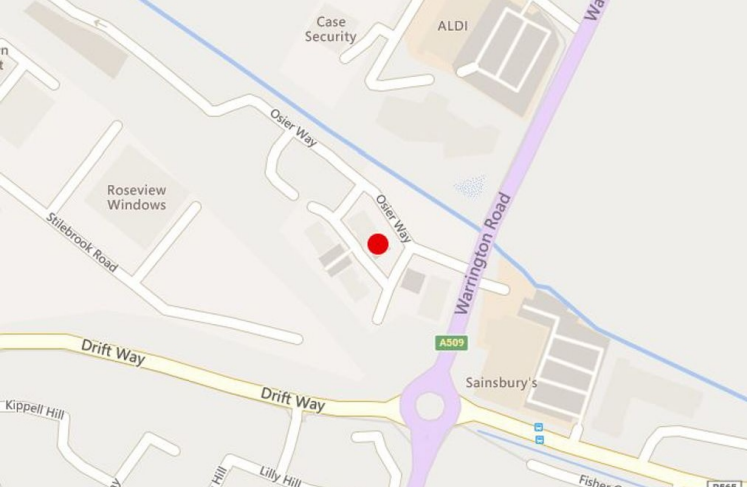
- › Open plan offices with partitioned meeting rooms
- › Excellent rail and road transport links
- › Prominent business location
- › Male, female & disabled WCs
- › Nine allocated car parking spaces



25 Osier Way
Olney, Milton Keynes, MK46 5FP

Contact: Nick Bosworth or Tate James
Tel: 01908 678 800
eddisons.com





Location

- Located on the outskirts of Olney on a prominent business park and benefits from close amenities such as Sainsburys and an assortment of facilities along Olney High Street.
- Olney is a market town with relatively good access to the M1 Motorway at Junction 14.
- Fast train links to London are available from Milton Keynes Central and Bedford, both of which are within about 15 km (9.5 miles).
- Excellent access to the A509 provided connections North and South and then connectivity via the A428 providing East to West connections by road.

 what3words
///ratty.research.tuxedos

 Google Maps

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Description

- FOR LET / MAY SELL
- The property is a detached two storey office situated within a scheme of similar units.
- Mainly open plan offices with partitioned meeting rooms to each floor.
- Benefits from raised access floors, comfort cooling, double glazed windows, suspended ceilings and CAT5 cabling.

Terms

Available by way of a new fully repairing and insuring lease for a term to be agreed at a rent of £37,000. VAT is payable.

Accommodation (Net Internal Area*)

Ground	90.39 SQ M	973 SQ FT
First	90.48 SQ M	974 SQ FT
Total	180.88 SQ M	1,947 SQ FT

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

EPC: D-87

Business Rates: The rateable value is £33,500. For the rates payable please contact us or www.voa.gov.uk

Service Charge: Available upon request

Contact:

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