

TO LET

19,115 Sq Ft (1,775.78 Sq M)

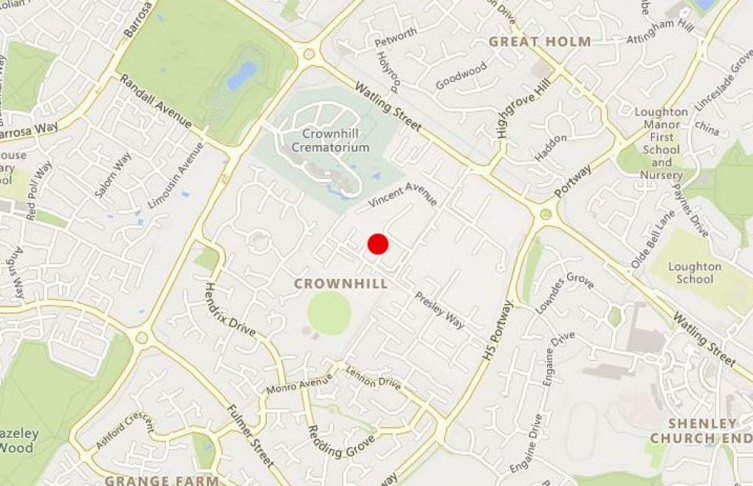
- › Self-contained site
- › Clear span warehouse
- › Ground and first floor offices
- › 7.5m apex height
- › Spacious parking



52 Presley Way
Crownhill, Milton Keynes, MK8 OES

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eddisons.com





Location

- Located just 2.5 miles from Milton Keynes city centre and only 4 minutes drive to Central Railway Station, with excellent access to M1 Junctions 13 & 14 and fast connections via nearby A5 link, just 1.6 miles away.
- Crownhill is a well-connected commercial hub in one of the UK's fastest-growing cities.
- Nearby amenities include the Crownhill Business Centre, leisure facilities and green spaces, making it practical for employees working on-site.

 what3words

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 Google Maps

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Description

- This self-contained industrial and office premises offers a mix of warehouse functionality and modern business accommodation.
- Benefitting from two roller shutter doors, front-of-site parking, and a clear span warehouse with LED lighting, the property is designed to support a variety of commercial and industrial operations.
- The ground floor includes a reception area, kitchen and ancillary block, while the first floor provides open-plan and partitioned office space, a dedicated meeting room and a kitchenette.
- With 5.6m eaves height and 7.5m apex height, the warehouse provides sufficient volume for storage, distribution or light industrial use.

Terms

Available by way of a lease for a term to be agreed at a rent of £11 psf per annum. VAT is payable.

Accommodation (Gross Internal Area*)

Warehouse	1,477.76 SQ M	15,907 SQ FT
First Floor Office	97.73 SQ M	1,052 SQ FT
Warehouse Ancillary Block	61.13 SQ M	658 SQ FT
Ground Floor Ancillary Parts	139.16 SQ M	1,498 SQ FT
Total	1,775.78 SQ M	19,115 SQ FT

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

EPC: C-54

Business Rates: The rateable value is £144,000. For the rates payable please contact us or www.voa.gov.uk

Contact:

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