

# TO LET

952 Sq Ft (88.44 Sq M)

- › Well located with strong local connectivity
- › Available on flexible terms.
- › Suitable for a variety of uses
- › Newly Refurbished with Kitchenette

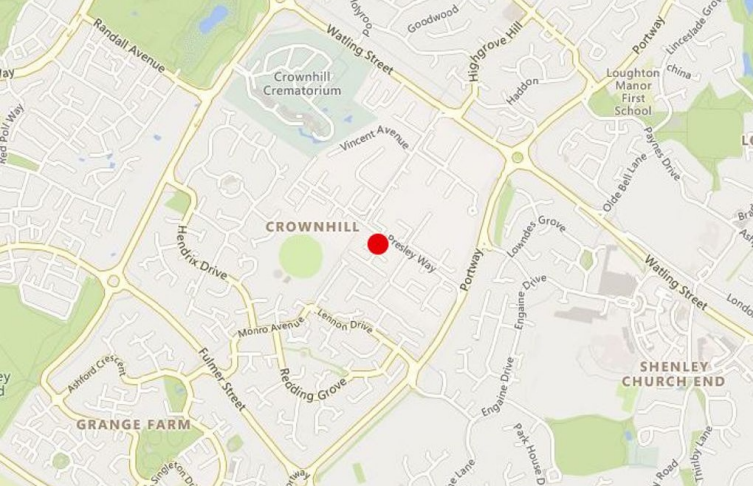


**Unit 26**

**Cochran Close, Crownhill, Milton Keynes, MK8 OAJ**

Contact: Tate James or Paul Quay  
Tel: 01908 678 800  
[eddisons.com](http://eddisons.com)





## Location

- The M1 motorway passes approximately 4 miles to the north (the town is served by Junctions 13 and 14), accessed via the A509 Portway link road.
- The M1 provides direct access to London, the East Midlands, Leeds and other national destinations and motorways including the M6 (30 miles) and M25 (35 miles).
- Milton Keynes Station is approximately a mile away.

/// what3words

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 Google Maps

Click here

## Description

- Flexspace Milton Keynes is a modern business centre providing a range of offices, workshops that are available on flexible terms.
- The centre provides free car parking.
- For local amenities, Shenley Church End provides a good selection of shops, restaurants and bars as well as a Sainsbury's supermarket, a Post Office and a fitness centre.
- For everyday essentials and food needs, Crownhill supermarket and Percy's BBQ takeaway are both just a 5 minute walk.

## Terms

Available by way of a new effective FRI lease for a term to be agreed at a rent of £13,000. VAT is payable.

## Accommodation (Net Internal Area\*)

<b>Total</b>	<b>88.44 SQ M</b>	<b>952 SQ FT</b>
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\*The property has been measured in accordance with the RICS Property Measurements Standard 6th Edition

EPC: E 115

**Business Rates:** The rateable value is £11,203. For the rates payable please contact us or [www.voa.gov.uk](http://www.voa.gov.uk)

**Service Charge:** A site/service charge of £1.35 sq. ft and insurance recharge of 24p sq. ft.

## Contact:

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