

TO LET

3,503 Sq Ft

(325.43 Sq M)

- › Open-plan warehouse and offices
- › Loading provisions
- › Parking allocation
- › Hybrid space suitable for a variety of users



Hybrid Suite, Blickle House

Presley Way, Crownhill, Milton Keynes, MK8 OES

Contact: Cristian Coccozza or Nick Bosworth
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eddisons.com





Location

- Located on Presley Way with direct access to Portway and Watling Street, both giving good access to the A5 (1 mile distant) and the M1 both J13 and J14.
- Located approximately 1.5 miles west of Central Milton Keynes, offering close proximity to the town centre's amenities.
- Crownhill is a well-established mixed-use area. Nearby districts such as Shenley Church End, Grange Farm, and Great Holm.
- Milton Keynes Central railway station is approximately 1.5 miles away, providing fast intercity services to London Euston.

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Description

- A substantial brick built detached Hybrid, tech/R&D Head Office building on a 1.05 acre plot with the benefit of an impressive galleried reception area and communal facilities.
- Externally the property has loading provisions to the rear and allocated parking to the front and side elevation.
- The property has been split to provide accommodation on the ground and first floor.
- The ground floor currently comprises light industrial/storage accommodation with w/c facilities and a small kitchenette
- On the first floor the accommodation comprises office content with one larger office to the rear and three meeting rooms.

Terms

Available by way of a new effective FRI lease for a term to be agreed at a rent of £54,000. VAT is payable.

Accommodation (Net Internal Area*)

Warehouse	185.52 SQ M	1,997 SQ FT
Offices	140.19 SQ M	1,509 SQ FT
Total	325.43 SQ M	3,503 SQ FT

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

EPC: B-47

Business Rates: For the rates payable please contact us or www.voa.gov.uk

Service Charge: Available upon request.

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