FOR SALE/TO LET

8,813 Sq Ft (818.73 Sq M)



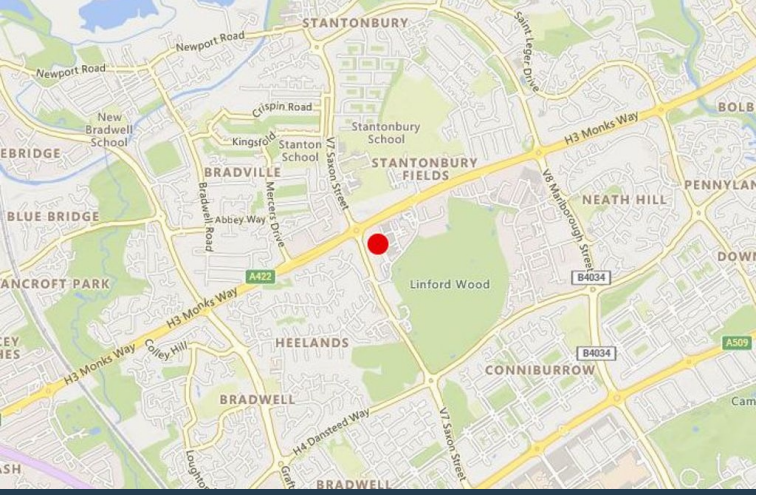
- Modern office to be refurbished
- Air-Conditioning
- Suspended ceilings with LED lighting
- Parking Ratio of 1:237 sq ft
- Full height atrium

Cedar House

Breckland, Linford Wood, Milton Keynes, MK14 6EX

Contact: Nick Bosworth or Jonathan Whittle
Tel: **01908 678 800**
eddisons.com

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Location

- Situated on Woodlands Business Park, Cedar House is superbly located with Central Milton Keynes under 2 miles away and Junction 14 of the M1 within close proximity.
- The high quality landscaped environment will benefit from the arrival of Village Hotels and is already home to a range of occupiers including Leica Microsystems, Euronet, Ipsos Retail Performance and MBA Consulting.

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Google Maps
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Description

- Cedar House is a modern office building offering good levels of natural light and a parking allocation of 37 spaces at a competitive ratio of 1:237 sq ft.
- The self contained suite of offices is situated over ground and first floors and benefits from a good specification which includes raised floors, LED lighting, suspended ceilings and air conditioning.
- The offices have recently become vacant and are about to undergo refurbishment. This gives an incoming tenant the flexibility to tailor the offices to their specification.

Terms

Available by way of a new FRI lease for a term to be agreed at a rent of £158,634 pax. VAT is payable.

Accommodation (Net Internal Area*)

Total	**818.73 SQ M**	**8,813 SQ FT**

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

EPC: C-69

Business Rates: The rateable value is £139,000. For the rates payable please contact us or www.voa.gov.uk

Estate Charge: There is a contribution towards shared external repair and maintenance of the park. This is currently £16,804 per annum.

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