



**UNIT 10 CROWNHILL BUSINESS CENTRE, VINCENT AVENUE  
CROWNHILL, MILTON KEYNES, MK8 0AB**

**TO LET | INDUSTRIAL: 5,868 SQ FT (545.15 SQ M)**

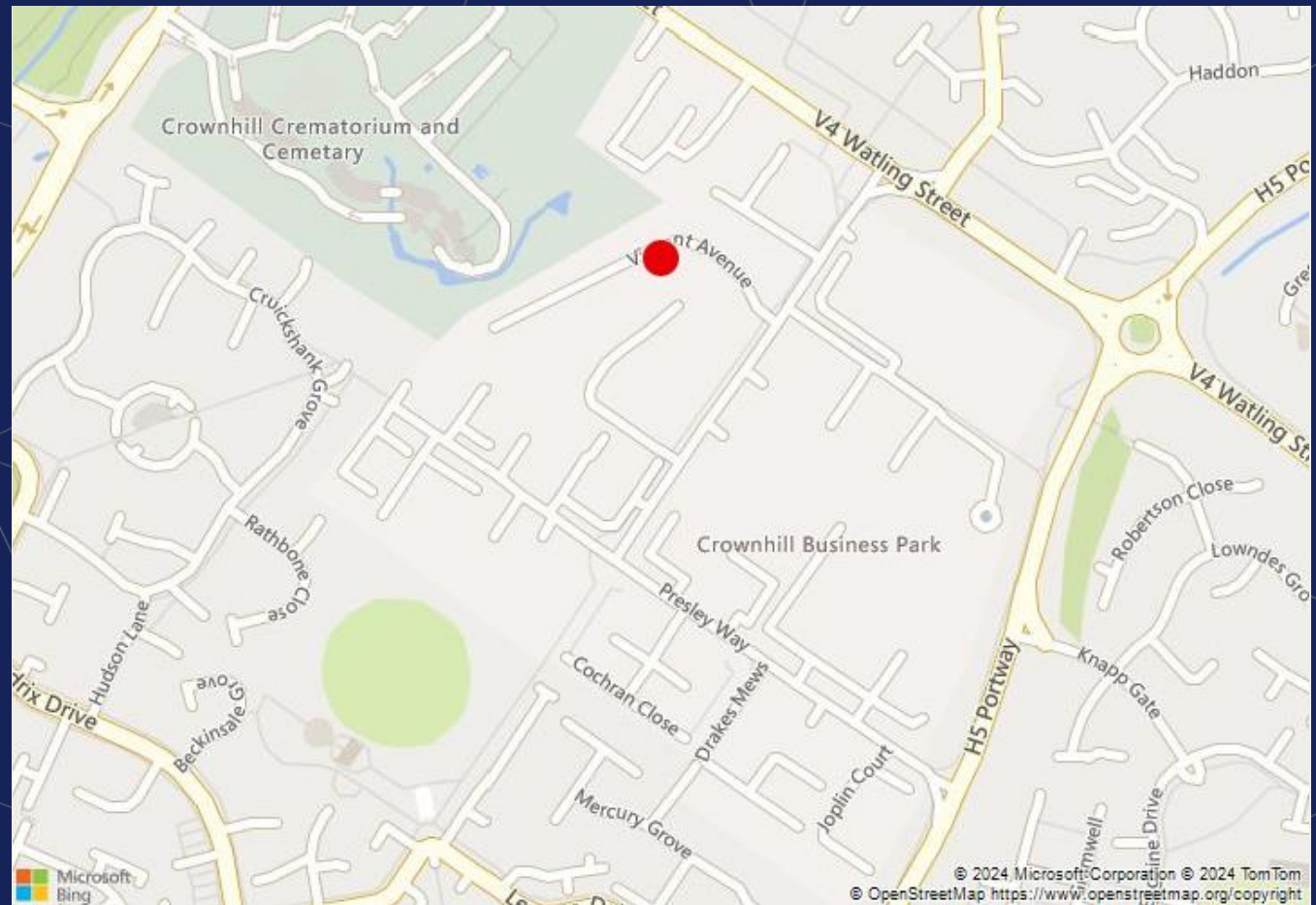
  
**BIDWELLS**

## LOCATION

**Milton Keynes is a strategic location for business situated adjacent to the M1 motorway approximately 55 miles from London and 70 miles from Birmingham.**

Central Milton Keynes railway station is on the main line route from London Euston to Birmingham. London Euston can be reached in around 30 minutes.

Crownhill Business Centre is a modern warehouse / business development located within the Crownhill employment area of Milton Keynes. Accessed directly from Vincent Avenue, Unit 10 is situated in a secluded position to the rear of the scheme. The estate benefits from excellent transport links with the M1 (Junction 14) approximately 5 miles to the North East, the A5 dual carriageway within 1 mile and 1.5 miles South West of Central Milton Keynes and national rail links.



## SUMMARY



### Description

The premises comprise a mid-terrace warehouse/production unit of steel frame construction with brickwork elevations beneath a pitched roof with single storey offices/ancillary accommodation.

The unit has been completely refurbished to include a new roof, new windows, air conditioning to the offices, new lighting, complete redecoration throughout targeting an EPC B.

Internally the warehouse has a minimum eaves height of 4.1m rising to 5.3m, 1 ground level loading door with lighting throughout. The offices are mainly open plan and benefit from perimeter trunking and suspended ceiling with recessed lighting.

Externally there is car parking to the front of the unit with a secure service yard to the rear which is shared with the adjoining occupiers.

### Specification

- Fully refurbished
- Modern mid-terrace warehouse unit
- Secure estate service yard
- 4.1m minimum eaves height
- Single storey office/ancillary accommodation

### Additional information

#### Services

All mains services including water, drainage, gas and three phase power are believed to be connected to the property. Bidwells have not tested any of the available services and interested parties are advised to make their own enquiries as to their condition.

#### Terms

The premises are available by way of a new full repairing and insuring lease for a term of years to be agreed. Detailed terms available on application.

#### Rates

We understand the property has a Rateable Value of £38,500 as at 1<sup>st</sup> April 2024. Interested parties are advised to make their own enquiries of Milton Keynes Council on 01908 253 794.

#### Legal costs

All parties to be responsible for their own legal costs incurred in the transaction.

#### Value added tax

All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

#### EPC

The energy rating of this property is E 111. The landlord is seeking an EPC of B following refurbishment. The full certificate and report are available on request.

## ACCOMMODATION

### Warehouse/Production Premises

Description	Sq ft	Sq m
Warehouse	3,606	335.00
Ground Floor Office / Ancillary	2,262	210.15
<b>Total</b>	<b>5,868</b>	<b>45.15</b>



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## GALLERY

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## Enquiries:

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