# **FOR SALE**

OFFICES (also suitable for alternative uses)



APPROX 3,594 FT<sup>2</sup> (334 M<sup>2</sup>)

EVEREST HOUSE, ROCKINGHAM DRIVE, LINFORD WOOD, MILTON KEYNES MK14 6LY



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# RARE AVAILBILITY

**Central Milton Keynes: 1.5 miles** 

M1 Motorway: 3.5 miles

**Detached offices with parking** 

0.56 acre site

**Town Planning: B1** 

Freehold: on application

25 FIRST AVENUE MILTON KEYNES MK1 1DX

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## **LOCATION**

- Established employment zone close to Central Milton Keynes.
- Excellent access to the MK grid road network, A422, A5 and M1.
- Central Milton Keynes railway station connects to regional and national services.
- Linford Wood business district is home British Telecom, Panasonic, Motor Insurers' Bureau and NHS Direct.

#### **DESCRIPTION**

- Detached single storey office unit on a selfcontained site.
- Mainly open plan with several internally partitioned meeting rooms.
- Town planning: B1.
- Suitable for alternative uses (ie D1 or D2) subject to planning.

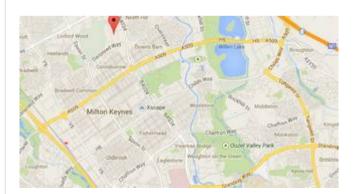
# **SPECIFICATION**

- Existing condition facilitates re-fit or refurbishment to suit future occupier.
- All services are brought to the property.
- Private car park.

# **FLOOR AREA** (approx gross internal)

Ground Floor: 3,594 ft<sup>2</sup> (334 m<sup>2</sup>)

Site Area: approx 0.56 acre.



#### **TERMS**

- Freehold: on application.
- VAT: applicable.

#### **BUSINESS RATES**

- Rateable value (RV): £32,250.
- 2014/15: 48.2% of RV is payable.

## **ENERGY PERFORMANCE**

• EPC rating: D78.

## **VIEWING** (by appointment)

- 01908 299 500 Jay Raj
- 01923 431 683 Chris Smiddy
- Joint sole agents:



