# TO LET

# **MODERN OFFICE UNIT**







**APPROX 525 FT<sup>2</sup> (48.77 M<sup>2</sup>)** 

DENBIGH BUSINESS PARK, FIRST AVENUE, DENBIGH WEST, MILTON KEYNES MK1 1DN



01908 299500 info@clockproperty.co.uk

Bletchley: 1.5 miles

**Central Milton Keynes: 4 miles** 

Air-conditioning and heating

Cat V telecoms & IT cabling

**Car parking** 

Leasehold: competitive rents & flexible terms

25 FIRST AVENUE MILTON KEYNES MK1 1DX

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#### **LOCATION**

- Well located within an established industrial zone 4 miles from Central Milton Keynes.
- Good access via the grid road system to the A5. A421 and M1.
- Central Milton Keynes and Bletchley railway stations provide regional & national services.
- Nearby occupiers include Ikea, Network Rail, Screwfix, B&Q, Asda superstore and MK1 retail park.

#### **DESCRIPTION**

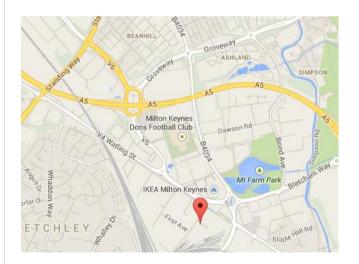
- Modern well-specified offices with 24 hour access, CCTV and site security.
- Units suitable for one person upwards.
- Kitchen provisions & WC facilities.
- Reception facilities & meeting room availability.
- Conference/meeting room availability and cafe on the complex.
- Excellent car parking available.

## **SPECIFICATION**

- Cat II lighting.
- Telecoms system availability.
- Air conditioning.
- Perimeter trunking with Cat V cabling.
- Specifications are noted as a guide and may vary depending on unit.

# FLOOR AREA (approx net internal)

- Units are approx 525 ft<sup>2</sup> (48.77 m<sup>2</sup>).
- Call for current and forthcoming availability.



#### **TERMS**

- Leasehold: flexible leases immediately available.
- Rent: inclusive monthly payment terms.
- VAT: applicable.
- Occupation: within 24 hours (subject to availability).

# **ENERGY PERFORMANCE**

EPC rating: D94.

### **VIEWING**

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