

# TO LET

## MODERN OFFICE UNITS



**FROM APPROX 150 FT<sup>2</sup> (13.94 M<sup>2</sup>) TO 400 FT<sup>2</sup> (37.16 M<sup>2</sup>)**  
INTERCHANGE HOUSE, INTERCHANGE BUSINESS PARK, NEWPORT PAGNELL MK16 9QS



01908 299500  
info@clockproperty.co.uk

### BESPOKE OFFICES AVAILABLE

Town centre: 1 mile

Central Milton Keynes: 5 miles

Air-conditioning available

Cat V telecoms & IT cabling

Car parking

Leasehold: competitive rents & flexible terms

25 FIRST AVENUE  
MILTON KEYNES MK1 1DX

clockproperty.co.uk

## LOCATION

- Imposingly situated within modern business park.
- M1 motorway approx 2 miles.
- Good access via grid roads to A5, A421, A422.
- Newport Pagnell town centre approx 1 mile.
- Central Milton Keynes including railway station approx 5 miles.
- Nearby occupiers include Land Rover, Anker Plc, Welcome Break Ltd and Aston Martin.

## DESCRIPTION

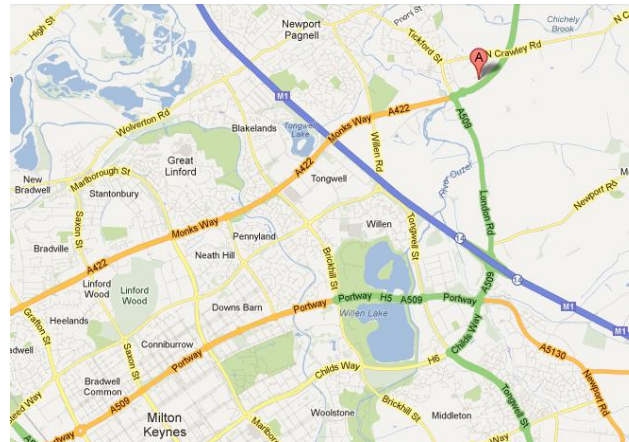
- Modern high specification offices with 24 hour access, CCTV and site security patrols.
- Units suitable from one person upwards.
- Kitchen provisions & WC facilities.
- Comprehensive main reception facilities & multiple meeting room availability.
- Café, gym and hair salon on site.
- Excellent car parking available.

## SPECIFICATION

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

## FLOOR AREA (approx net internal)

- Various units between 150 ft<sup>2</sup> (13.94 m<sup>2</sup>) and 400 ft<sup>2</sup> (37.16 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) if required.

## ENERGY PERFORMANCE

- EPC rating: D96.

## VIEWING

Jay Raj

01908 299 500

[jay.raj@clockproperty.com](mailto:jay.raj@clockproperty.com)

