



Industrial – 10,432 sq ft (970 sq m)

In Brief

- Modern, end-terrace warehouse unit
- High office content (circa 40%)
- Single ground level loading door
- Minimum eaves height of 5.5m

**UNIT 20 CROWNHILL BUSINESS CENTRE,
VINCENT AVENUE, CROWNHILL,
MILTON KEYNES MK8 0AB
TO LET**

Location

Crownhill Business Centre is a modern warehouse / business development located within the Crownhill employment area of Milton Keynes. Accessed directly from Vincent Avenue, Unit 20 is situated in a prominent position to the front of the scheme directly onto Vincent Avenue. 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.

Other occupiers on Crownhill include SMC Pneumatics, Murata Power Systems and Citysprint (UK) Ltd.

Description

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

Internally the warehouse has a minimum eaves height of 5.5m (rising to 7.64m), 1 ground level loading door with lighting and heating throughout. The office/ancillary accommodation is located to the front elevation of the unit.

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 units.

Services

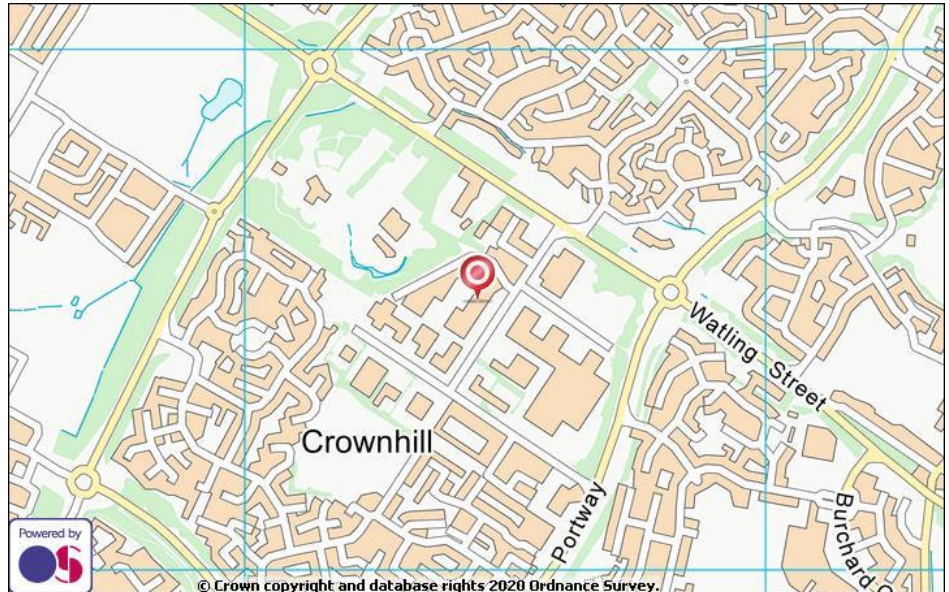
All mains services including water, drainage, gas and three phase power are believed to be connected to the property. Bidwells have not tested any of the available services and interested parties are advised to make their own enquiries as to their condition.

Terms

The premises are available by way of a new full repairing and insuring lease for a term of years to be agreed from July 2020. Full details available on application to the agent.

Legal Costs

Each party to be responsible for their own legal costs incurred in the transaction.



Accommodation

	sq ft	sq m
Ground Floor Office/Reception	2,355	219
First Floor Office/Ancillary	1,944	181
Warehouse	6,133	570
Total	10,432	970

Additional Information

Rates

We understand the property has a current Rateable Value of £47,500 as at 1st April 2020. Interested parties are advised to make their own enquiries to the Local Rating Authority to verify this information.

Value Added Tax

Prices outgoing and rentals are quoted exclusive of but may be liable to VAT.

EPC

The energy rating of this property is D 80. The certificate and full report are available on request.

Postcode

MK8 0AB.

Enquiries

Paul Davies
01908 202 196
paul.davies@bidwells.co.uk

Joint Agent

Hugo Jack
JLL
0207 087 5353
hugo.jack@eu.jll.com

Important Notice

Bidwells LLP act for themselves and for the vendors/landlords of this property, whose agents they are, give notice that: Nothing contained in these particulars or their contents or actions, both verbally or in writing, by Bidwells LLP form any offer or contract, liability or implied obligation to any applicants, viewing parties or prospective purchasers of the property to the fullest extent permitted by law and should not be relied upon as statements or representative of fact. No person in the employment of Bidwells LLP or any joint agents has authority to make or give any representation or warranty whatever in relation to this property. Any areas of measurements or distances are approximate. The text, photographs and plans are for guidance only, may not be to scale and are not necessarily comprehensive. No assumptions should be made that the property has all necessary planning, building regulation or other consents. Bidwells LLP has not carried out a survey, nor tested the services, appliances or facilities. Purchasers must satisfy themselves by inspection or otherwise. All rentals and prices are quoted exclusive of VAT unless otherwise stated. Prospective purchasers and tenants will be asked to produce identification of the intended purchaser/tenant and other documentation in order to support any conditional offers submitted to the vendors. Bidwells LLP accepts no liability of any type arising from your delay or other lack of co-operation. We may hold your name on our database unless you instruct us otherwise.