



Offices – 24,072 sq ft (2,236 sq m)

In Brief

- Self-contained building arranged over 3 floors
- Largely open plan
- 8 person passenger lift
- 155 exclusive car parking spaces

**MADISON HOUSE, MICHIGAN DRIVE
TONGWELL, MILTON KEYNES MK15 8HQ
TO LET**

Location

The property is situated at the north eastern end of Michigan Drive in the Tongwell/Blakelands district, bordered by the M1 motorway immediately to the east, Michigan Drive to the west and other commercial premises to the north and south. The property is easily visible from the M1 motorway.

Tongwell is one of Milton Keynes' principal commercial locations providing an extensive range of industrial and warehouse premises and some offices. Major occupiers in the area include Volkswagen Group, Mercedes, Bonga, John Lewis and Rexam.

Description

The premises provide self-contained office accommodation over ground and two upper floors. The offices benefit from 155 car parking spaces arranged to the front of the building and there is also a covered flat roof canopy in front of the main reception area.

The majority of the office accommodation is open plan with a few cellular offices framed in demountable partitioning. The property benefits from perimeter trunking, some comfort cooling, full height glazing to reception, Cat II recessed lighting, passenger lift and male and female WCs to all floors.

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 from December 2015 for a term of years to be agreed. Detailed terms are available upon application to the agents.

Rates

Interested parties are advised to make their own enquiries to the Local Rating Authority, Milton Keynes Council (t: 01908 691 691) to verify this information.



Accommodation

	sq ft	sq m
Ground Floor Office	6,135	569.96
Ground Floor Reception	949	88.17
First Floor Office	8,494	789.12
Second Floor Office	8,494	789.12
Total	24,072	2,236.37

Additional Information

Legal Costs

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

Value Added Tax

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

EPC

The energy rating of this property is D 81. The certificate and full report are available on request.

Postcode

MK15 8HQ

Enquiries

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