



**SPRINGFIELD DEPOT, CLERKENWELL PLACE
SPRINGFIELD, MILTON KEYNES, MK6 3HF**

TO LET | OFFICES: 478 SQ FT (44.41 SQ M)

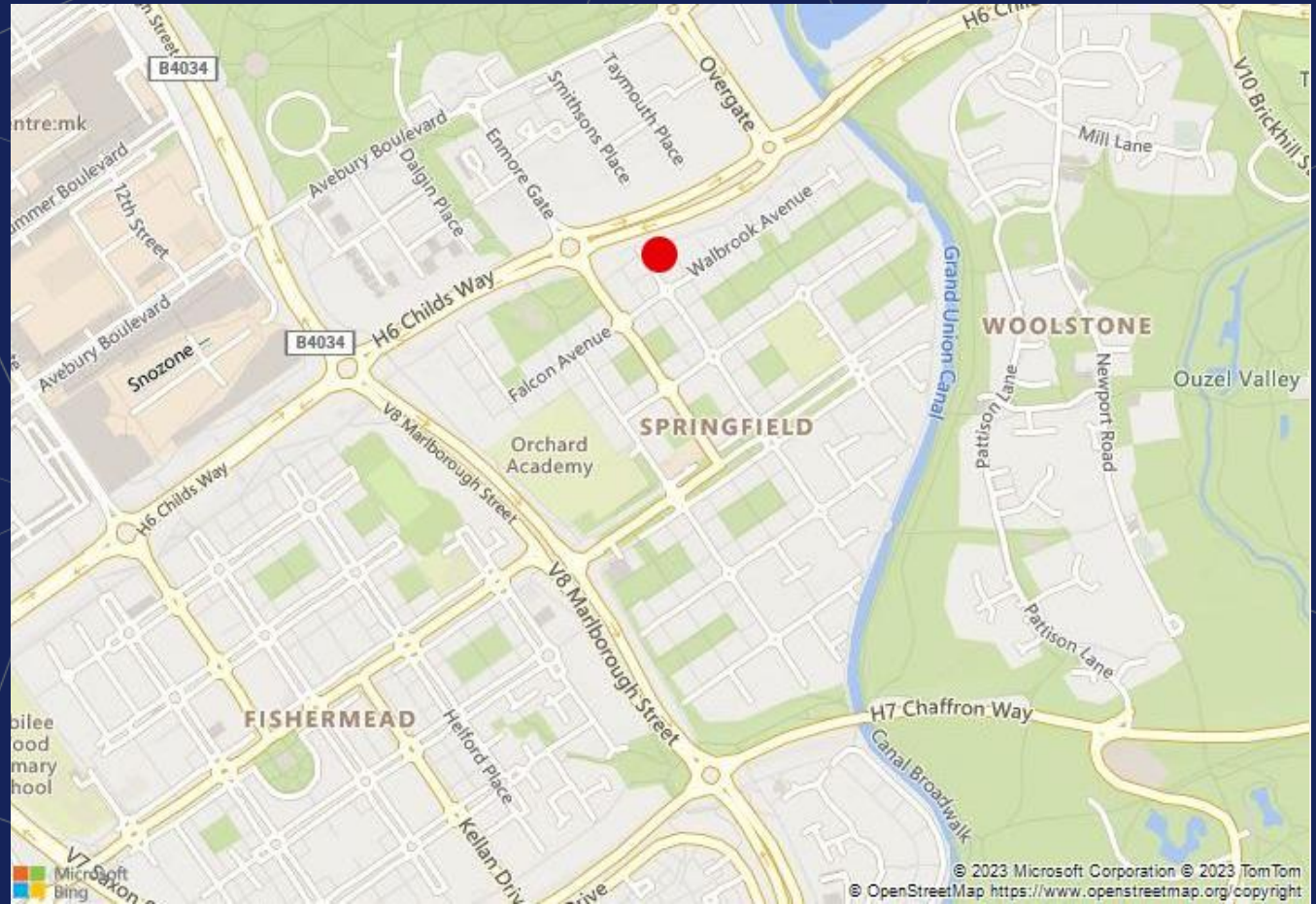


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LOCATION

Milton Keynes is one of the country's most rapidly expanding cities with a population in excess of 230,000. Junctions 13 and 14 of the M1 motorway are easily accessible via the dual carriageway network to the east and there is a fast intercity rail service to London (Euston) with a fastest journey time of 30 minutes.

Located 1.0 mile from Centre:MK, Central Milton Keynes' retail, restaurants and leisure facilities. The property is situated in a residential area, with easy access to major roadways and public transportation, the location provides an opportunity to lease a self-contained office.



SUMMARY



Description

The property is a red-brick, ground-floor, single-storey unit with an ancillary space with an external courtyard. With adjacent parking, the property can accommodate up to four vehicles, two of which have drop-bollard security.

The office building is entirely self-contained, comprising of two offices, separate male and female WC provision, kitchenette with heating throughout the main building.

Additional information

Services

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

Terms

The space is available by way of a new full repairing and insuring lease for a term of years to be agreed at a quoting rent of £6,000 per annum exclusive.

Additional information (cont.)

Value Added Tax

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

Rates

The Rateable Value of the property is £6,600 as at 1st April 2023. However the property will qualify for Small Business Rates Relief.

Interested parties are advised to make their own enquiries of the Local Rating Authority, Milton Keynes Council (t: 01908 253 794) to verify rating information.

Legal costs

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

EPC

The Energy Performance Rating for this property is B 33. The full certificate and report is available upon request.

Postcode

MK6 3HF.

ACCOMMODATION

Springfield Depot

Description	Sq ft	Sq m
Ground floor office	478	44.41
Total	478	44.41



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GALLERY



Enquiries

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