



Industrial – 9,666 sq ft (898 sq m)

**In Brief**

- To be refurbished
- Modern, mid-terrace warehouse unit
- High office content (circa 35%)
- Single ground level loading door
- Minimum eaves height of 5.5m

**UNIT 6 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 6 is situated in a secluded position to the rear of the scheme. 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 mid-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.

On expiry of the existing lease in June 2021, the premises are to go undergo a comprehensive refurbishment, target date for completion of the works is Q4 2021.

### 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. 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	1,647	153
First Floor Office/Ancillary	1,733	161
Warehouse	6,286	584
<b>Total</b>	<b>9,666</b>	<b>898</b>

### Additional Information

#### Rates

We understand the property has a current Rateable Value of £52,500 as at 1st April 2021. Interested parties are advised to make their own enquiries to the Local Rating Authority to verify this information.

#### 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 86. The certificate and full report are available on request.

#### Postcode

MK8 0AB.

#### Enquiries

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