



Self Contained Offices: – 5,464 sq ft (508 sq m)

In Brief

- Self-contained across ground and first floors
- Full height glazed reception
- Cellular fit out
- 30 private car parking spaces
- Prominent company signage opportunity

**GLOBAL HOUSE, VINCENT AVENUE,
CROWNHILL, MILTON KEYNES, MK8 0AB
TO LET**

Location

Global House is situated fronting onto Vincent Avenue on the Crownhill employment of Milton Keynes which benefits from excellent transport links with the A5 dual carriageway within 1 mile to the north east and Junction 14 of the M1 motorway approximately 5 miles to the east. The estate is approximately 1.5 miles west of Central Milton Keynes and Milton Keynes railway station with access from Watling Street (V4) and Portway (H5).

Other occupiers on the estate include SMC Pneumatics, Murata Power Solutions and Citysprint (UK) Ltd.

Description

The available offices form part of Global House, a modern detached headquarters warehouse/production facility occupying a self-contained site of approximately 2 acres.

Externally, the offices have brick clad elevations with double height glazing in part to two elevations, beneath a pantile four way pitched roof.

Internally, the offices are configured in a mainly cellular format and benefit from gas central heating, some air conditioning, and suspended ceiling with recessed lighting.

There is also a double height feature reception area.

There are 30 private car parking spaces to the front of the premises.

Terms

The premises are available on a new full flexible repairing and insuring lease for a term of years to be agreed.

Legal Costs

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

Service Charge

A service charge will be levied for the upkeep and maintenance of the estate.

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

Approximate net internal floor area (subject to final measurement and verification):

	sq ft	sq m
Ground Floor Offices	2,751	255
First Floor Offices	2,713	252
Total	5,464	508

Additional Information

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 to the Local Rating Authority, Milton Keynes as to their condition.

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 95. The certificate and full report are available on request.

Postcode

MK8 0AB.

Enquiries

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Important Notice

These particulars do not form part of any offer or contract and should not be relied upon as statements or representatives of fact. Bidwells LLP has no authority to make or give in writing or verbally any representation or warranties in relation to the property. Any areas of measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. No assumptions should be made that the property has all necessary planning, building regulation or other consents. Bidwells LLP have not carried out a survey, nor tested the services, appliances or facilities. Purchasers must satisfy themselves by inspection or otherwise. In the interest of Health & Safety, please ensure that you take due care when inspecting the property.

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