

PRIME OFFICE ACCOMMODATION



Unit 2 Sherwood Place, 155 Sherwood Drive Bletchley, Milton Keynes, MK3 6RT

- Three-storey office block extending in total to 14,337 sq ft (1,334 sq m)
- Ground floor offices fully refurbished and now let
- Upper floors being refurbished and available to lease from 2,500 sq ft (232 sq m)
- Specification includes raised floors, air conditioning, suspended ceilings, LED lighting and 10-person passenger lift
- Generous on-site car parking provision

Unit 2 Sherwood Place Bletchley, Milton Keynes

LOCATION

Milton Keynes is a major town in southeast England, which is well located within the UK growth corridor between Oxford (30 miles southwest) and Cambridge (44 miles northeast). It enjoys excellent transport links, with easy access to Junctions 13 and 14 of the M1 as well as close proximity to the M6, M25 and M40.

The property itself is situated in Bletchley, approximately 4 miles south of Milton Keynes town centre. Sherwood Place lies just to the east of central Bletchley and within 5 minutes walking distance of the local train station. The property occupies a prominent position on Sherwood Drive adjacent to Challenge House Business Centre, a serviced office provider operated by Landmark Office Space. The immediate surrounding area is mixed use with residential development nearby and Bletchley Park and Enterprise Car Rental company located a short distance away. We understand the area is set to benefit from substantial redevelopment and new housing.

DESCRIPTION

The property is a semi-detached office premises arranged over ground, first and second floors, which was formerly occupied by the NHS and is self-contained. It forms part of a prominent detached three-storey office building, which was built in the 1980's and comprehensively refurbished in 2009. The subject property comprises the majority of the building (Unit 2) with the adjoining Unit 1 occupied by P J Care, an award winning neurological care centre.

The accommodation is being refurbished to a high standard, with the ground floor offices already completed and let. The specification includes raised floors, air conditioning, suspended ceilings and LED lighting throughout. Shared male and female WC facilities are available on each floor, as well as a 10-person passenger lift

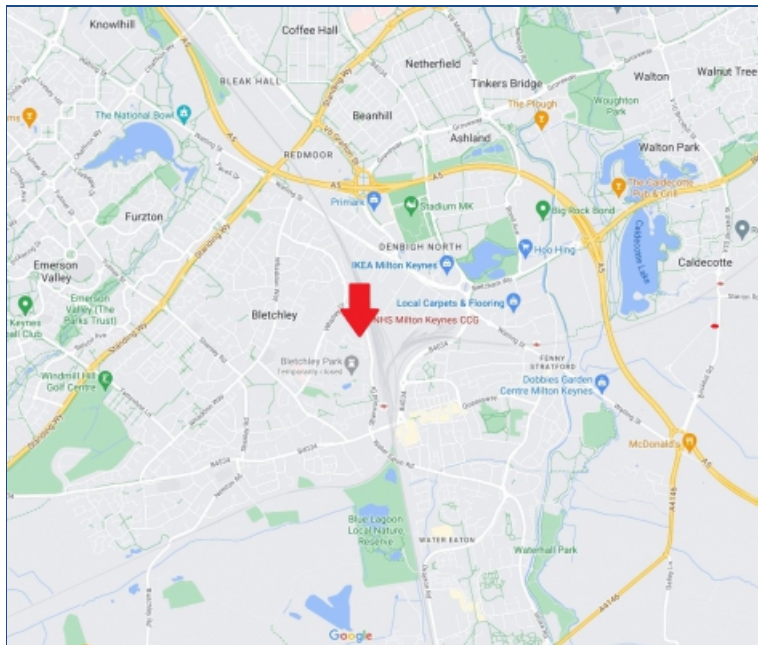
The upper floors offer well presented office space, which is largely open plan and can be adapted to suit tenants requirements. The first floor accommodation includes a breakout area/kitchen and 2 x shower rooms. The second floor accommodation includes conference rooms and a kitchenette.

ACCOMMODATION

Ground Floor	4,755 sq ft	444 sq m	LET
First Floor	4,791 sq ft	445 sq m	AVAILABLE
Second Floor	4,791 sq ft	445 sq m	AVAILABLE

CAR PARKING

On-site car parking is provided to the front and side of the building, with the subject property having 63 demised car parking spaces.



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SERVICES

We understand that all mains services are available or connected to the property. It should be noted that we have not checked or tested these services and interested parties should make their own enquiries.

PLANNING

We understand the property has planning permission for Class E of the Town and Country Planning (Use Classes) Order 1987 (as amended).

TENURE

The first and second floor offices are available to lease separately or can be combined. The landlord will also consider splitting the floors to provide smaller suites from 2,500 sq ft (232 sq m) if required. All leases will be on tenant's FRI terms.

Alternatively, the landlord may consider a freehold sale of the entire property, subject to the existing tenancy on the ground floor. Please contact the agent for further details regarding the investment.

RENT/PRICE

Upon application.

BUSINESS RATES

Interested parties should make their own enquiries with the local rating authority.

ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Rating of C-36

VAT

All figures quoted are exclusive of VAT.

VIEWING

Strictly by prior appointment with the Agent's Telford office:

Contact: Andrew Dixon MRICS

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Printcode: 2023111

What's this?

This is a QR Code. When you take a picture of this on most smart phones, the latest information about this property from our website will be displayed to you.

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SITE PLAN

