



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

- Self-contained, three-storey offices extending to 14,337 sq ft (1,334 sq m)
- Ground floor recently refurbished to high standard and upper floors currently undergoing refurbishment
- Specification includes raised floors, air conditioning, suspended ceilings, LED lighting and 10-person passenger lift
- Available as a whole or on a floor by floor basis from 2,500 sq ft (232 sq m)
- Generous car parking provision for 63 cars

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

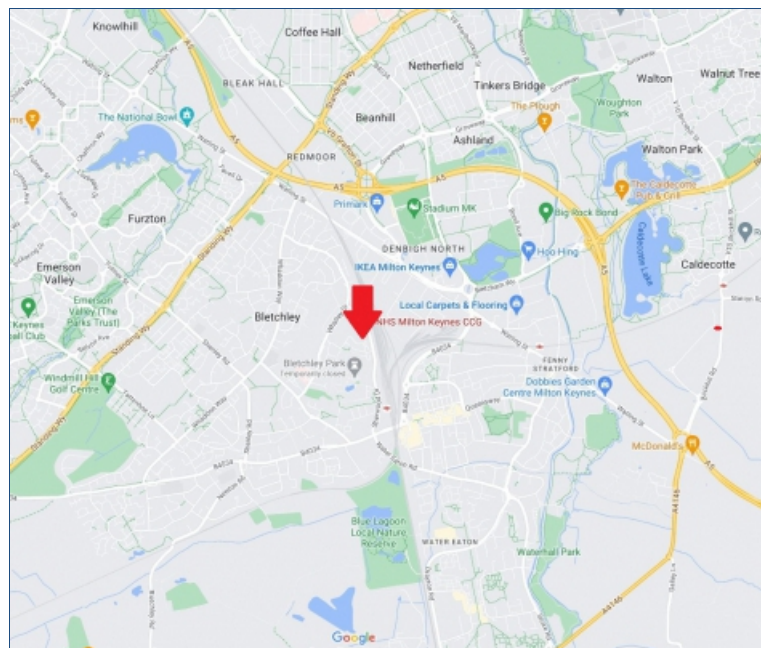
The property is a self-contained, semi-detached office premises arranged over ground, first and second floors and was formerly occupied by the NHS. It forms part of a prominent detached three-storey office building, which was built in the 1980's and comprehensively refurbished in 2009. The subject property 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 property is being refurbished to a high standard, with the ground floor already completed. The accommodation can be adapted to suit tenants requirements. The specification includes raised floors, air conditioning, suspended ceilings and LED lighting throughout.

The well-presented offices consist of a reception area on the ground floor alongside open plan office space, complete with conference rooms and kitchenette. The first and second floors provide further open plan office space complemented by 2 shower rooms and a breakout area/kitchen on the first floor, and partitioned conference rooms and kitchenette on the second floor. The property also benefits from male and female WC facilities on each floor and a 10-person passenger lift.

ACCOMMODATION

Ground Floor	4,755 sq ft	444 sq m
First Floor	4,791 sq ft	445 sq m
Second Floor	4,791 sq ft	445 sq m
Total Area	14,337 sq ft	1,334 sq m



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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.

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 property is available to lease either as a whole or on a floor by floor basis. 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 with vacant possession.

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(63).

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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Ref: JAGD/3567LA

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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.

Printcode: 2023111

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SITE PLAN

