



**UNIT 10 CROWNHILL BUSINESS CENTRE, VINCENT AVENUE  
CROWNHILL, MILTON KEYNES, MK8 0AB**

**TO LET | INDUSTRIAL: 5,868 SQ FT (545.15 SQ M)**

  
**BIDWELLS**

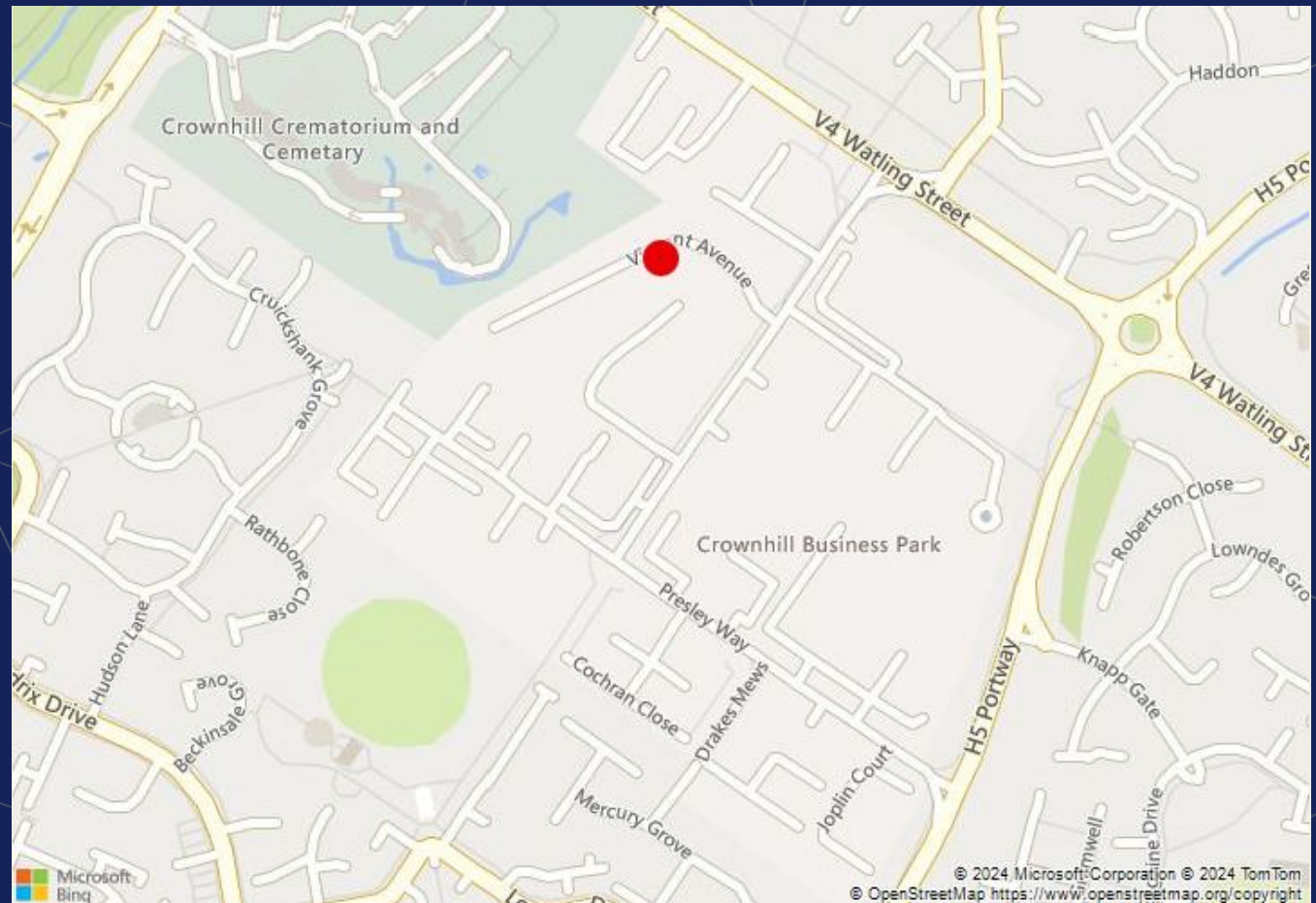


## LOCATION

**Milton Keynes is a strategic location for business situated adjacent to the M1 motorway approximately 55 miles from London and 70 miles from Birmingham.**

Central Milton Keynes railway station is on the main line route from London Euston to Birmingham. London Euston can be reached in around 30 minutes.

Crownhill Business Centre is a modern warehouse / business development located within the Crownhill employment area of Milton Keynes. Accessed directly from Vincent Avenue, Unit 10 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.



## SUMMARY



### Description

The premises comprise a mid-terrace warehouse/production unit of steel frame construction with brickwork elevations beneath a pitched roof with single storey offices/ancillary accommodation.

The unit is undergoing a comprehensive refurbishment to include a new roof, new windows, air conditioning to the offices, new lighting, complete redecoration throughout which is due complete by the end of August and targeting an EPC B.

Internally the warehouse has a minimum eaves height of 4.1m rising to 5.3m, 1 ground level loading door with lighting throughout. The offices will be mainly open plan and benefitting from perimeter trunking and suspended ceiling with recessed lighting.

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 occupiers.

### Specification

- Undergoing refurbishment
- Modern mid-terrace warehouse unit
- Secure estate service yard
- 4.1m minimum eaves height
- Single storey office/ancillary accommodation

### 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 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. Detailed terms available on application.

#### Rates

We understand the property has a Rateable Value of £38,500 as at 1<sup>st</sup> April 2024. Interested parties are advised to make their own enquiries of Milton Keynes Council on 01908 253 794.

#### Legal costs

All parties to be responsible for their own legal costs incurred in the transaction.

#### Value added tax

All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

#### EPC

The energy rating of this property is E 111. The landlord will seek an EPC of B following refurbishment. The full certificate and report are available on request.



## ACCOMMODATION

### Warehouse/Production Premises

Description	Sq ft	Sq m
Warehouse	3,606	335.00
Ground Floor Office / Ancillary	2,262	210.15
<b>Total</b>	<b>5,868</b>	<b>45.15</b>

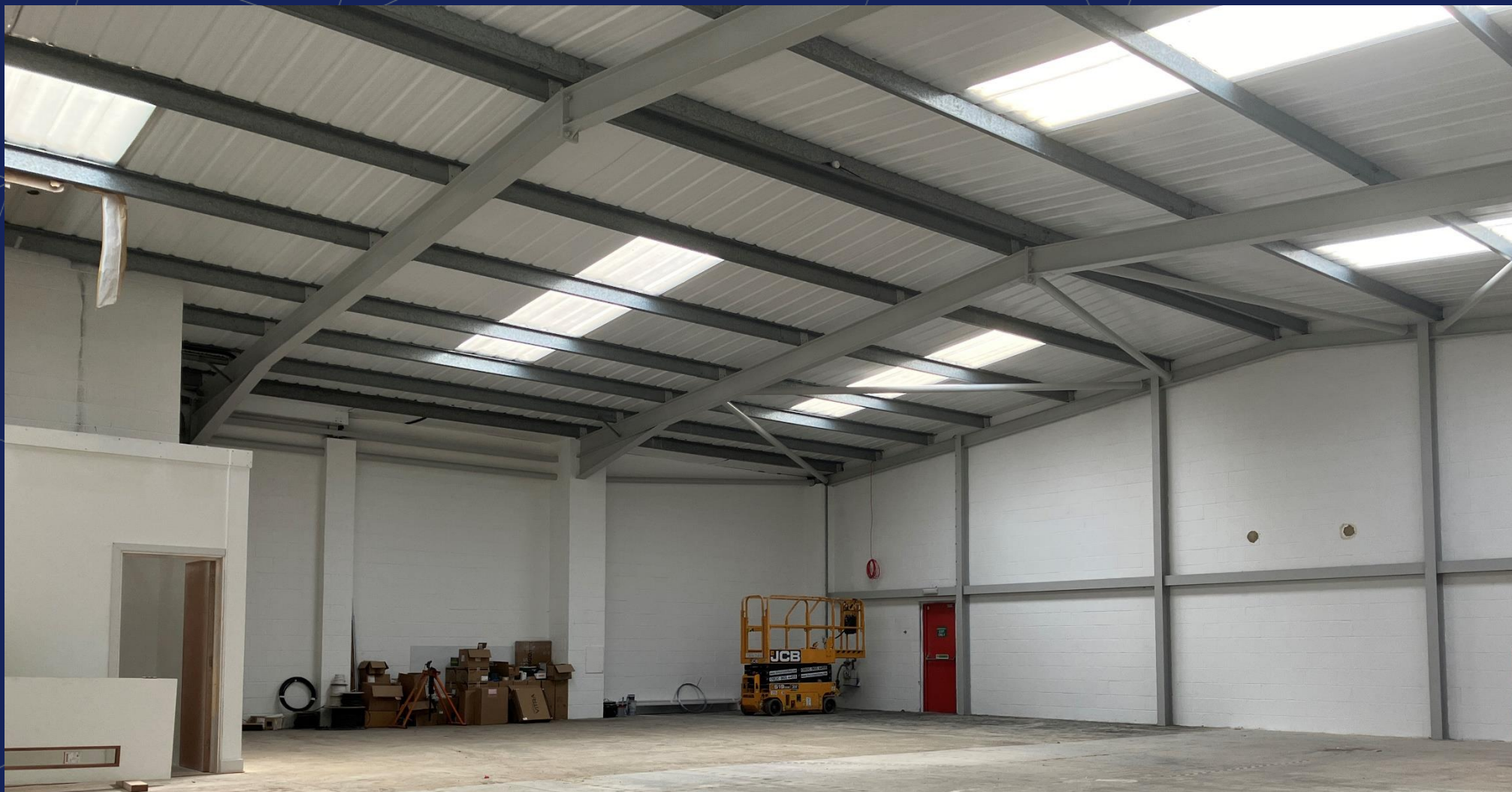


01908 202 190  
bidwells.co.uk

  
BIDWELLS

## GALLERY

---





# GALLERY



01908 202 190  
bidwells.co.uk



# GALLERY





## Enquiries:

### Bidwells

**Paul Davies**

01908 202 196

07944 774 137

[Paul.davies@bidwells.co.uk](mailto:Paul.davies@bidwells.co.uk)

### Joint Agents, JLL

**James Saxby**

0207 399 5994

07801 667 692

[James.saxby@eu.jll.com](mailto:James.saxby@eu.jll.com)

#### Important notice

Bidwells LLP act for themselves and for the vendors/landlords of this property, whose agents they are, give notice that:

Nothing contained in these particulars or their contents or actions, both verbally or in writing, by Bidwells LLP form any offer or contract, liability or implied obligation to any applicants, viewing parties or prospective purchasers of the property to the fullest extent permitted by law and should not be relied upon as statements or representative of fact. No person in the employment of Bidwells LLP or any joint agents has authority to make or give any representation or warranty whatever in relation to this property. Any areas of measurements or distances are approximate. The text, photographs and plans are for guidance only, may not be to scale and are not necessarily comprehensive. No assumptions should be made that the property has all necessary planning, building regulation or other consents. Bidwells LLP has not carried out a survey, nor tested the services, appliances or facilities. Purchasers must satisfy themselves by inspection or otherwise. All rentals and prices are quoted exclusive of VAT unless otherwise stated.

Prospective purchasers and tenants will be asked to produce identification of the intended purchaser/tenant and other documentation in order to support any conditional offers submitted to the vendors. Bidwells LLP accepts no liability of any type arising from your delay or other lack of co-operation. We may hold your name on our database unless you instruct us otherwise.

OS licence no. ES 100017734. © Copyright Bidwells LLP 2017. Bidwells LLP is a limited liability partnership registered in England and Wales (registered number OC 344553). Registered office is Bidwell House, Trumpington Road, Cambridge CB2 9LD where a list of members is available for inspection. Your statutory rights are not affected by this notice.