

FOR SALE

OFFICES (also suitable for alternative uses)



APPROX 3,594 FT² (334 M²)

EVEREST HOUSE, ROCKINGHAM DRIVE, LINFORD WOOD, MILTON KEYNES MK14 6LY



01908 299500
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RARE AVAILABILITY

Central Milton Keynes: 1.5 miles

M1 Motorway: 3.5 miles

Detached offices with parking

0.56 acre site

Town Planning: B1

Freehold: on application

25 FIRST AVENUE
MILTON KEYNES MK1 1DX

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LOCATION

- Established employment zone close to Central Milton Keynes.
- Excellent access to the MK grid road network, A422, A5 and M1.
- Central Milton Keynes railway station connects to regional and national services.
- Linford Wood business district is home British Telecom, Panasonic, Motor Insurers' Bureau and NHS Direct.

DESCRIPTION

- Detached single storey office unit on a self-contained site.
- Mainly open plan with several internally partitioned meeting rooms.
- Town planning: B1.
- Suitable for alternative uses (ie D1 or D2) subject to planning.

SPECIFICATION

- Existing condition facilitates re-fit or refurbishment to suit future occupier.
- All services are brought to the property.
- Private car park.

FLOOR AREA (approx gross internal)

Ground Floor: 3,594 ft² (334 m²)

Site Area: approx 0.56 acre.



TERMS

- **Freehold:** on application.
- **VAT:** applicable.

BUSINESS RATES

- **Rateable value (RV):** £32,250.
- **2014/15:** 48.2% of RV is payable.

ENERGY PERFORMANCE

- EPC rating: D78.

VIEWING (by appointment)

- 01908 299 500 Jay Raj
- 01923 431 683 Chris Smiddy
- Joint sole agents:

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