

TO LET

INDUSTRIAL & STORAGE UNIT



APPROX 500 FT² (46.45 M²)

BLETCHLEY BUSINESS CAMPUS, 1 BARTON ROAD, BLETCHLEY MK2 3HU



01908 299500
info@clockproperty.co.uk

Bletchley: 2 miles

Central Milton Keynes: 5 miles

Eaves up to 3.5m

Cat V telecoms & IT cabling

Three phase power

Car parking

Leasehold: competitive rents & flexible terms

25 FIRST AVENUE
MILTON KEYNES MK1 1DX

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LOCATION

- Prominently positioned on established business estate.
- Approx 2 miles from Bletchley town centre & 5 miles from Milton Keynes.
- Good access to the A5, A421 and M1 (J13 & J14).
- Central Milton Keynes and Bletchley railway stations provide regional & national services.

DESCRIPTION

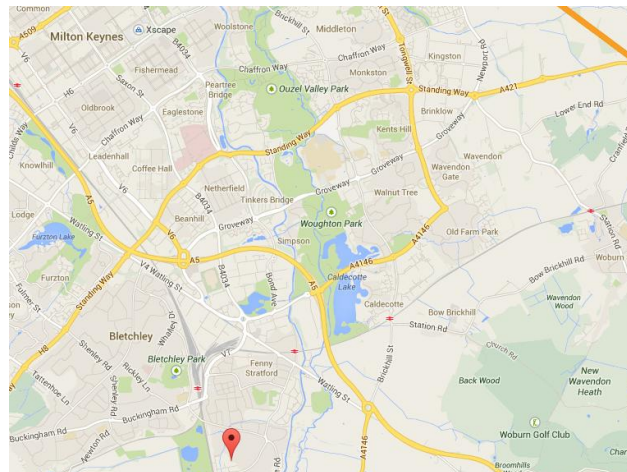
- Modern storage/production space with 24 hour access, CCTV and site security.
- Eaves up to 3.5m.
- Kitchen provisions & WC facilities.
- Reception facilities & meeting room availability.
- Cafe on campus.
- Goods vehicle access.
- Excellent car parking available.

SPECIFICATION

- Three phase power provision.
- Telecoms system availability.
- Air conditioning available to office content.
- Perimeter trunking with Cat V cabling.
- Security alarm.
- Specifications are noted as a guide and may vary depending on unit.

FLOOR AREA (approx gross internal)

- Units are approx 500 ft² (46.45 m²).
- Call for current and forthcoming availability.



TERMS

- **Leasehold:** flexible leases immediately available.
- **Rent:** inclusive monthly payment terms.
- **VAT:** applicable.
- **Occupation:** within 24 hours (subject to availability).

ENERGY PERFORMANCE

- EPC rating: E106.

VIEWING

Jay Raj

01908 299 500

jay.raj@clockproperty.co.uk

