

# TO LET

## MODERN OFFICE UNITS



**FROM APPROX 150 FT<sup>2</sup> (13.94 M<sup>2</sup>) TO 400 FT<sup>2</sup> (37.16 M<sup>2</sup>)**

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



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### BESPOKE OFFICES AVAILABLE

Bletchley: 2 miles

Central Milton Keynes: 5 miles

Air-conditioning available

Cat V telecoms & IT cabling

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

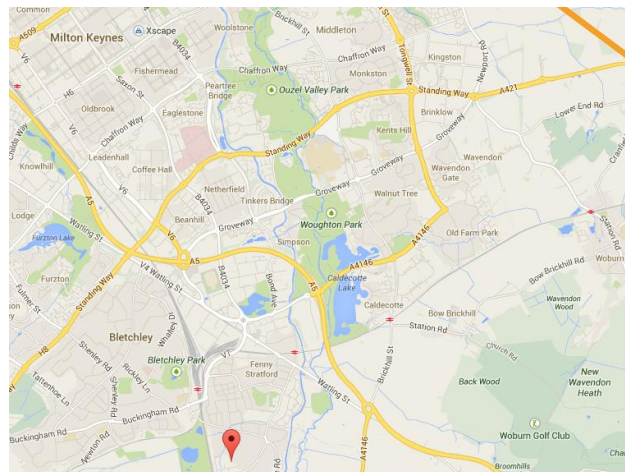
- Modern well-specified offices with 24 hour access, CCTV and site security.
- Units suitable for one person upwards.
- Kitchen provisions & WC facilities.
- Reception facilities & meeting room availability.
- Cafe on campus.
- Excellent car parking available.

## SPECIFICATION

- Cat II lighting.
- Telecoms system availability.
- Air conditioning.
- Perimeter trunking with Cat V cabling.
- Specifications are noted as a guide and may vary depending on unit.

## FLOOR AREA (approx net internal)

- Various units between 150 ft<sup>2</sup> (13.94 m<sup>2</sup>) and 400 ft<sup>2</sup> (37.16 m<sup>2</sup>).
- 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: D93.

## VIEWING

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