

TO LET

MODERN OFFICE UNIT



APPROX 525 FT² (48.77 M²)

DENBIGH BUSINESS PARK, FIRST AVENUE, DENBIGH WEST, MILTON KEYNES MK1 1DN



01908 299500
info@clockproperty.co.uk

Bletchley: 1.5 miles

Central Milton Keynes: 4 miles

Air-conditioning and heating

Cat V telecoms & IT cabling

Car parking

Leasehold: competitive rents & flexible terms

25 FIRST AVENUE
MILTON KEYNES MK1 1DX

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LOCATION

- Well located within an established industrial zone 4 miles from Central Milton Keynes.
- Good access via the grid road system to the A5, A421 and M1.
- Central Milton Keynes and Bletchley railway stations provide regional & national services.
- Nearby occupiers include Ikea, Network Rail, Screwfix, B&Q, Asda superstore and MK1 retail park.

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.
- Conference/meeting room availability and cafe on the complex.
- 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)

- Units are approx 525 ft² (48.77 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: D94.

VIEWING

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