

TO LET

INDUSTRIAL & STORAGE UNIT



APPROX 3500 FT² (325 M²)

INTERCHANGE HOUSE, INTERCHANGE BUSINESS PARK, NEWPORT PAGNELL MK16 9QS



01908 299500
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LIMITED AVAILABILITY

Town centre: 1 mile

Central Milton Keynes: 5 miles

Eaves up to 9 metres

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

- Situated within modern highly accessible business park.
- M1 motorway approx 2 miles.
- Good access via grid roads to A5, A421, A422.
- Newport Pagnell town centre approx 1 mile.
- Central Milton Keynes including railway station approx 5 miles.
- Nearby occupiers include Land Rover, Anker Plc, Nampak and Aston Martin.

DESCRIPTION

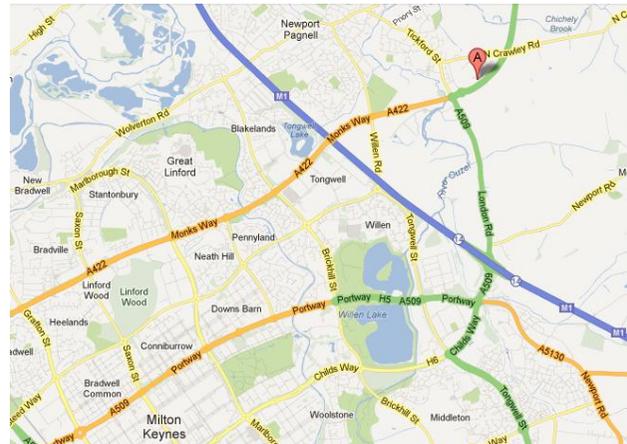
- Modern high quality industrial & storage space with 24 hour access and CCTV.
- Integral office accommodation, kitchen provision and WC facilities.
- HGV access/loading and car parking.
- Comprehensive main reception facilities & multiple meeting rooms if required.
- Café, gym and hair salon on site.
- Excellent car parking available.

SPECIFICATION

- Three phase power available.
- Eaves up to 9m.
- Electric loading door.
- Telecoms and IT provision.
- Industrial heating available.
- Security alarm.
- Specifications are noted as a guide and may vary depending on unit.

FLOOR AREA (approx gross internal)

- Units are approx 3500 ft² (325 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) if required.

ENERGY PERFORMANCE

- EPC rating: C65.

VIEWING

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