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18 CROMWELL BUSINESS CENTRE | HOWARD WAY  
NEWPORT PAGNELL | MILTON KEYNES | MK16 9QR

## BUSINESS UNIT TO LET

2,862 sq ft (265.88 m<sup>2</sup>)

- 2 storey business unit
- Ground floor warehouse / first floor offices
- Mid terrace with 8 allocated parking spaces
- Roller shutter door
- Recently refurbished



## Location

Cromwell Business Centre is located on the north-eastern tip of Milton Keynes just outside of Newport Pagnell and benefits from close access to Junction 14 of the M1 (2 miles) and A509 to Bedford or the A5 via the H3. The immediate area comprises a diverse mix of industrial / logistical and office occupiers including Nampak, Waterline and Royal Mail Group.

## Description

Unit 18 comprises a mid terrace two storey business unit offering ground floor workshop/storage accessed via service apron and up and over roller shutter measuring 3.5m wide by 2.8m high.

The first floor provides a mix of open plan and cellular accommodation with natural light from front and rear and a kitchenette facility. WC facilities are provided on both floors. Externally 8 parking spaces are allocated.

## Energy Performance Certificate

The EPC can be downloaded by clicking here:

## Terms and Tenure

The property is available on a new fully repairing and insuring lease for a term to be agreed.

## Rent

£23,000 pa exclusive, payable quarterly in advance.

## Service Charge

There is a service charge payable as a contribution to the maintenance and management of common parts of the estate. Details available on request.

## Business Rates

| Property Address                 | Rateable Value 2010 | Estimated Rates payable 2015/16 |
|----------------------------------|---------------------|---------------------------------|
| Unit 18 Cromwell Business Centre | £23,500             | £11,586                         |

Interested parties should contact Milton Keynes Council to verify the amount of business rates payable (Tel: 01908 253794).



## VAT

All rents, prices and premiums are stated exclusive of VAT.

## Floor Areas

| Floor                                     | Gross Internal floor area (m <sup>2</sup> ) | Gross Internal floor area (sq ft) |
|---|---|-----------------------------------|
| Ground Floor (Offices/storage/production) | 132.94 m <sup>2</sup>                       | 1,341 sq ft                       |
| First Floor (Offices)                     | 132.94 m <sup>2</sup>                       | 1,341 sq ft                       |
| <b>TOTAL</b>                              | <b>265.88 m<sup>2</sup></b>                 | <b>2,862 sq ft</b>                |

## Viewing and further information:

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