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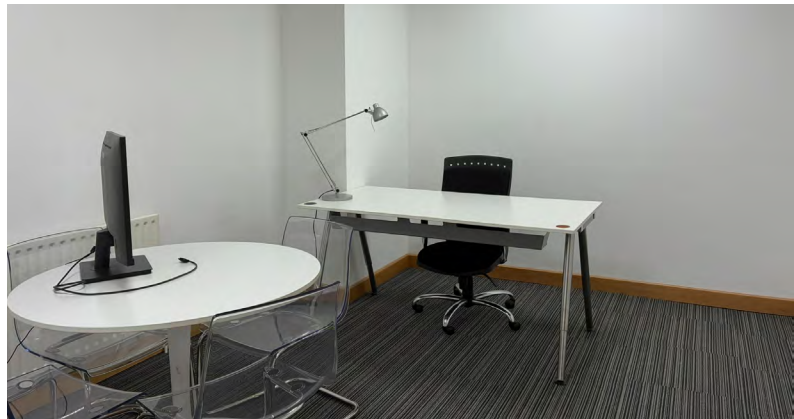
**DENBIGH HOUSE | 1ST FLOOR OFFICES | DENBIGH ROAD  
DENBIGH WEST | MILTON KEYNES | MK1 1DF**

## FIRST FLOOR OFFICE SUITE

1,893 sq ft (175.86 m<sup>2</sup>)

### TO LET

- 1st floor office suite
- Competitive rent at £15.00 per sq ft
- 8 allocated car parking spaces
- Fully refurbished
- Good level of natural daylight
- Energy Performance Rating B (49)



## Description

Denbigh House is a detached industrial/warehouse building of concrete frame construction with two-storey offices to the front elevation. The office suite at 1st Floor level is available to let and has been fully refurbished, the specification includes carpeted raised access flooring, gas central heating and suspended acoustic ceiling tiles with recessed LED lighting panels.

Internally, the property is configured to provide predominantly open accommodation with the benefit of two private offices and its own kitchenette. Externally, the property benefits from 8 dedicated parking spaces.

## Specification

- ✓ 1st floor office premises
- ✓ LED lighting
- ✓ Central heating and raised access floors
- ✓ 8 allocated car parking spaces
- ✓ Kitchen facilities
- ✓ Energy Performance Rating B (49)

## Terms and Tenure

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

## Rent

£28,395 pa exclusive.

## Floor Area

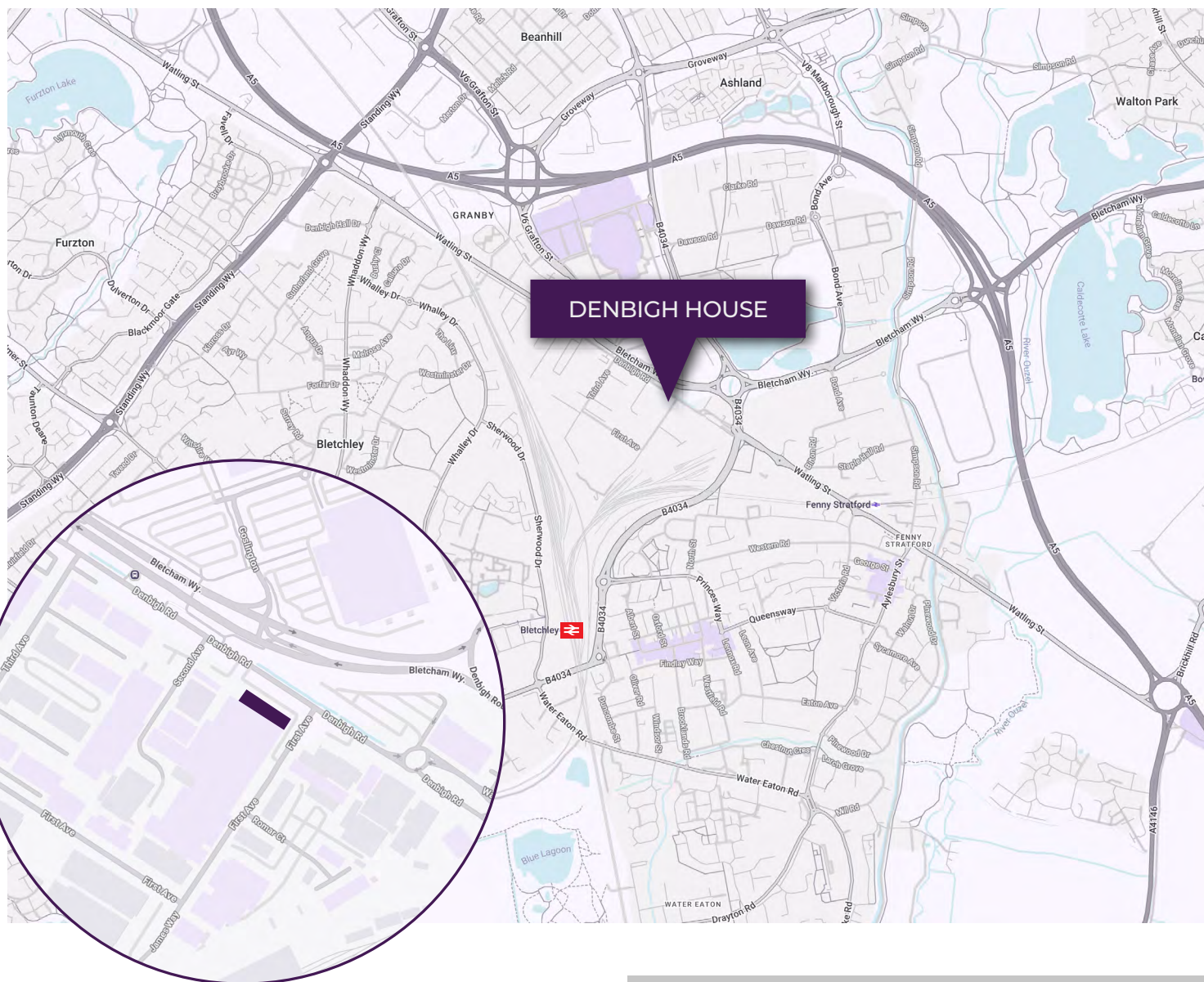
	NIA (m <sup>2</sup> ) approx.	NIA (sq ft) approx.
<b>Denbigh House, 1st Floor Offices, Denbigh Road, Denbigh West, Milton Keynes MK1 1DF</b>	<b>175.86</b>	<b>1,893</b>

## Business Rates & Service Charge

There is a monthly charge of £1,360.91 plus VAT, which covers both the Service Charge and Business Rates contribution.

## EPC

The property has an EPC rating of B-49.



## Location

Denbigh West is an established employment area on the outskirts of Bletchley and accessed from the V4 Watling Street, V6 Grafton Street and H10 Bletcham Way urban grid roads. Denbigh House is prominently situated facing Denbigh Road opposite the retail and leisure facilities at Ikea, Asda and Stadium:MK. Nearby local occupiers include Marshall Amplification, Selco, Travis Perkins, Rockwell Automation, Hyundai and Charles Tyrwhitt.

## Viewing and further information:



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