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**THE ENVELOPE BUILDING | MICHIGAN DRIVE
TONGWELL | MILTON KEYNES | MK15 8HQ**

TO LET **FLEXIBLE OFFICE SPACE** **6,028 sq ft / 560m²**

- All inclusive rent of £12psf (includes rates & service charge).
- 20+ parking spaces.
- Flexible leasing commitments considered.
- Located 5 minutes from Jct 14 M1



Location

Tongwell Business Park is located in the north-eastern quadrant of Milton Keynes within a short distance of Junction 14 of the M1 and immediate links to Bedford via the A509. Regarded as one of the premier estates in Milton Keynes, the area comprises a diverse mix of recognisable occupiers from Mercedes Benz, Volkswagen, Volvo and Morrison's Distribution. The location also affords nearby amenities such as Willen Lake and Newport Pagnell town centre. Central Milton Keynes is only 10 minutes via car.

Description

The available accommodation comprises the upper two floors of a self-contained section of The Envelope Building on Michigan Drive. The main building is occupied by a specialist packaging company seeking to sub-let an area of surplus office accommodation.

Accessed via its own entrance lobby on the ground floor, the available space is spread over two floors providing a mix of open-plan and cellular accommodation which can be reconfigured to suit occupiers requirements. Both male & female WC's are provided on both floors plus kitchens. Externally the property is clearly visible from the main estate road and ample parking provisions are available. Storage facilities are also available in the adjoining warehouse subject to arrangement.

Specification

- ✓ Highly flexible office space
- ✓ All inclusive rent
- ✓ Short and long term agreements available
- ✓ 20+ car parking spaces

Energy Performance Certificate

The property has an EPC Asset Rating of C(60).
The certificate be viewed by clicking here:

Rent

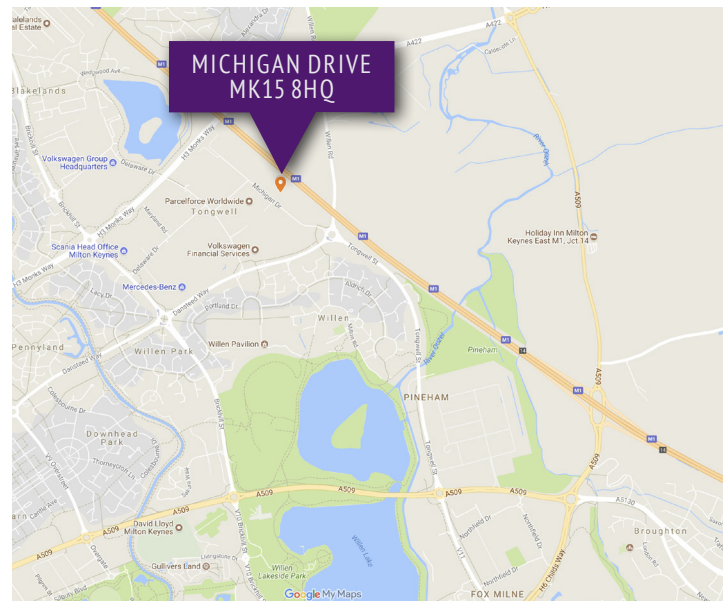
£72,500pa + VAT

Terms and Tenure

The property is available on both short and long lease terms.

VAT

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



Floor Areas

| | Net Internal Area* (m ²) | Gross Internal floor area (sq ft) |
|--------------|--------------------------------------|-----------------------------------|
| First Floor | 269.41 | 2,920 |
| Second Floor | 290.78 | 3,130 |
| TOTAL | 560.01 | 6,028 |

Viewing and further information:

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