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GLOBAL HOUSE | VINCENT AVENUE | CROWN HILL
MILTON KEYNES | MK8 0AB

DETACHED HEADQUARTERS WAREHOUSE / INDUSTRIAL PREMISES TO LET 32,491 sq ft / 3,018 m²

- Unique opportunity to acquire a detached HQ property
- Warehouse / Industrial premises with separate office building
- Self-contained site with service yard and secure car-park
- 6.75m internal loading height, 2 loading doors
- Located close to A5 and Central Milton Keynes



Location

The Crownhill employment area is located approximately 1 mile from the junction with the A5 and approximately 5 miles to junction 14 of the M1 to the East. The area comprises a diverse mix of manufacturers and logistics occupiers such as SMC Pneumatics (UK) Ltd, Felder (UK) Ltd and Murata Power Solutions Ltd.

The property itself is prominently located along the main estate spine road of Vincent Avenue providing unique signage and promotional opportunities.

Description

The subject property comprises a purpose built modern detached headquarters style warehouse / industrial facility upon a self-contained site of approximately 2 acres.

The main property provides a link detached warehouse / industrial facility with a minimum internal loading height of 6.75m. Loading access is via 2 surface level loading doors within the front elevation.

Connected to the main building via a link is a two-storey self-contained office block containing a mix of open-plan and office accommodation along with reception, server rooms and ancillary areas (WC, kitchen).



VAT

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

Floor Areas

	Gross Internal floor area (m ²)	Gross Internal floor area (sq ft)
Warehouse area and ancillary	2,413	25,977
Link Building	97	1,050
Ground Floor Offices	255	2,751
First Floor Offices	252	2,713
TOTAL	3,018	32,491

Energy Performance Certificate

The EPC can be downloaded by clicking here:

Terms & Tenure

The property is available from December 2017 by means of a new full repairing and insuring lease for a term to be agreed.

Rent

£226,000 pa exclusive. Rent is payable quarterly in advance.

Business Rates

ADDRESS	Rateable Value 2017	Estimated Rates payable 2017/18
Global House, Crownhill	£96,000	£45,984

Viewing and further information:
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