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**SNOWDON HOUSE | SNOWDON DRIVE | WINTERHILL
MILTON KEYNES | MK6 1BP**

MODERN OFFICE BUILDING FOR SALE

11,100 sq ft / 1,031 m²

- Three storey office building
- Close to Milton Keynes Central station
- 52 car parking spaces
- Central heating, comfort cooling and kitchen facilities
- Reception area, passenger lift and comms room
- Freehold interest FOR SALE



Location

The Winterhill business and retail park is approximately 1 mile to the South of Central Milton Keynes and approximately 3 miles to the West of Junction 14 of the M1 motorway. Winterhill is accessed from two of the main urban "grid roads" V6 Grafton Street and H6 Childs Way. Major occupiers in Winterhill include Honda, Mugen, Big Yellow Self Storage, Pure Gym and Franklite.

Description

Snowdon House is a detached office building with accommodation over three floors. The office floorspace is fitted with central heating, comfort cooling, suspended ceilings, underfloor trunking with electrical sockets and data points (not tested). There is an excellent level of natural daylight from double glazed windows on three elevations.

There is a glazed ground floor reception area, lift access to the upper floors and an access control system for the building. The private grounds have approximately 52 car parking spaces.

Specification

- ✓ Modern three storey office building
- ✓ Central location
- ✓ Excellent level of natural light
- ✓ Over 50 private car parking spaces
- ✓ Freehold interest for sale with vacant possession

Tenure

The freehold interest in the property is available for sale with vacant possession.

Price

£2,000,000 exclusive, payable quarterly in advance.

Energy Performance Certificate

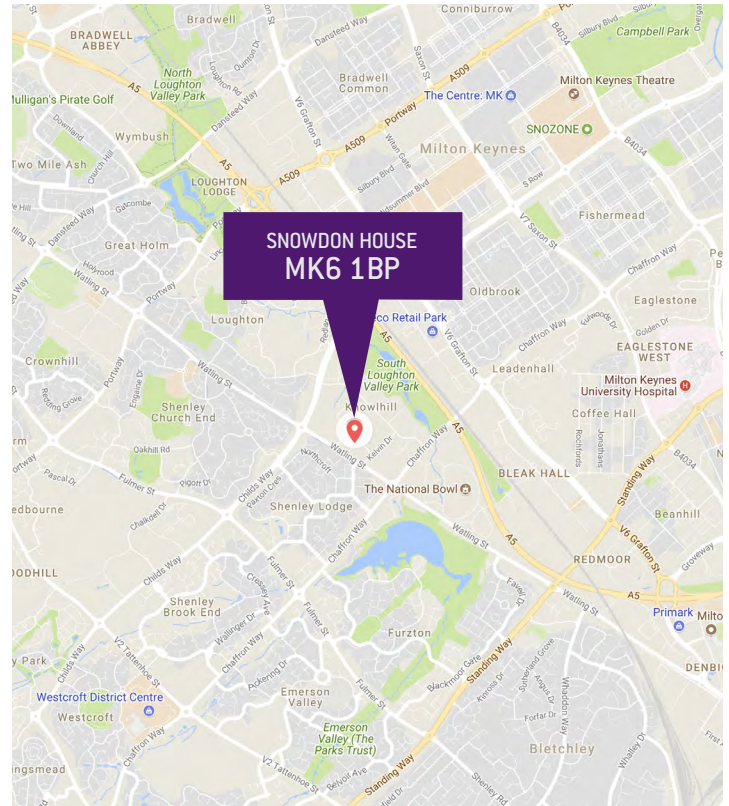
The property has an EPC rating of D-96.

Business Rates

Rateable Value 2017	Estimated Rates Payable (2018/19)
£82,000 (whole property)	£41,820 pa

Floor Areas

	Net Internal floor area (m ²)	Net Internal floor area (sq ft)
Ground, 1st and 2nd Floor	1,031	11,100



Viewing and further information:

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