



Refurbished Office Unit To Let

Apollo House, 6 Bramley Road, Milton Keynes, MK1 1PT

Available Q2 2020



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Location

Nearest Town	Milton Keynes
Drive time to M1 Junction 13/14	10 minutes
Train to London Euston	37 minutes

The premises are situated on Bramley Road, set in a landscaped business park with views over Mount Fam Lake. The road is easily accessed from the B4034 (Saxton Street) with no restriction into the estate. The office is approximately 3 miles South of Central Milton Keynes and within 1 mile of Bletchley Mainline Train Station and the junction with the A5 trunk road.

The Estate is adjacent to Denbigh North which is home to Stadium MK, MK1 Retail & Leisure park and large Ikea & Asda stores.



Description

Situated in mature grounds, the office occupies an enviable position in the area and is in the process of being fully refurbished to provide up to 15,000sq ft of accommodation comprising single storey campus style suites

The refurbished accommodation will provide:

- High spec refurbished office accommodation
- High Quality Entrance foyer and facilities
- Full height glazed curtain walls providing excellent natural light
- Air-conditioning
- Raised access floors
- Security alarm

There is also generous dedicated car parking with around 45 spaces with potential to add extra, more details available upon request.

Accommodation

Refurbished office suite with the following approximate floor areas:

Ground Floor: 15,000 sq.ft 1,394 sq.m

Smaller suites can be created from c3,000+ sq.ft. Indicative refurbishment spec images provided as a guide. There is the potential to provide bespoke fit out elements subject to refurbishment timetable.

Rent & Service Charge

£16.50 per sq.ft per annum exclusive.

There will be a standard Service Charge in place, further details available on request.

Tenure

Available on a new lease, with terms to be agreed.

Lease will be outside of the security of tenure provisions of the Landlord & Tenant Act 1954.

Business Rates

Subject to split assessment it is anticipated that Business Rates will be payable at approximately **£4psf**. Further details available upon request.

Use

B1 use permitted

Legal Costs

Each party to cover their own legal costs.

VAT

All figures are exclusive of VAT

EPC

Current EPC Rating of E (115)

Once refurbished, there will be a new EPC carried out to reflect the modern refurbishment and improved energy efficiency.

Contact

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