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2 ARNOLD PLACE | BLETCHAM WAY | MILTON KEYNES | MK1 1LS

SELF-CONTAINED OFFICE PREMISES TO LET

4,373 sq ft / 406.25m²

- Brand New Property With Elite Green Standards
- Ground Floor Reception, First Floor Offices
- Ribbon Strip Windows
- 50+ Parking Spaces, EV Charging Points, Bike Shelter
- Roof Terrace





Location

Baytree Park is the City's newest business park development comprising of two high specification industrial / warehouse units built to the highest industry green standards. Located in the South of MK and adjacent to the A5 dual carriageway, the site offers excellent transport links to the M1 J14 (5 miles), M1 J13 (6 miles) with Bletchley nearby and Central Milton Keynes a 5 minute commute by car.

Description

The available accommodation comprises the link building to a 77,000 sq ft warehouse building operated by a high profile online retailer. The property is completely self-contained with the main office area on the first floor with lobby and WC facilities. The ground floor provides an exclusive reception / waiting area with further WC and ancillary areas. On the top floor is a shared roof terrace with rooftop views.

Floor Areas

	Net Internal floor area (m ²)	Net Internal floor area (sq ft)
TOTAL	406.25	4,373

EPC

The Energy Performance Asset Rating is Expected To Be A.

Terms & Tenure

The property is available to let on a new lease for a term to be agreed.

Rent

£137,000pa + VAT

Business Rates

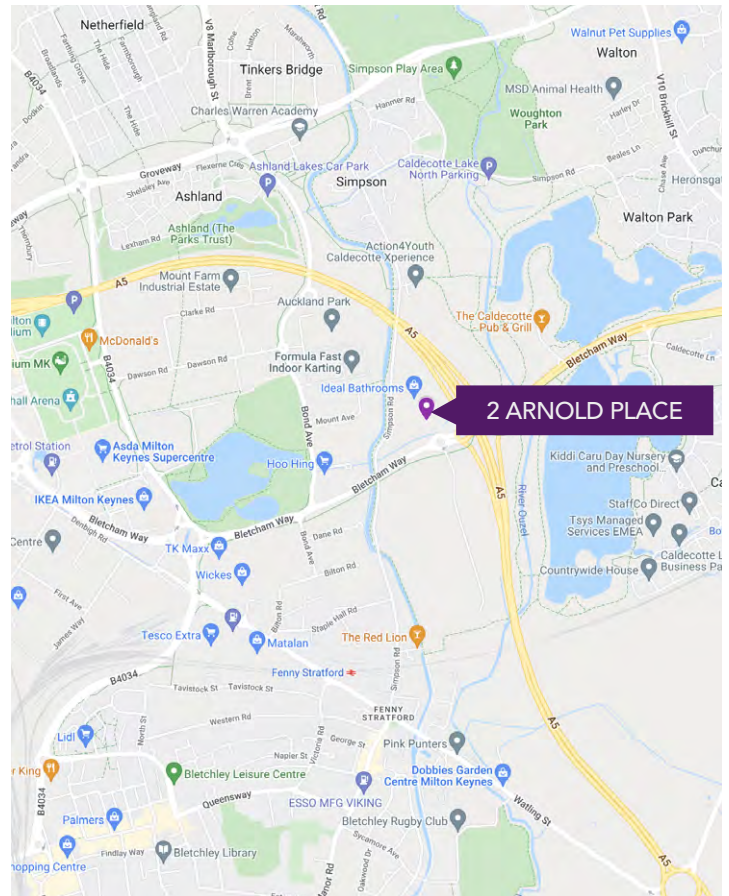
	Rateable Value (2017)	Estimated Rates Payable (2022/23)
2 Arnold Place	TBC	TBC

Estate Service Charge

There is a service charge payable as a contribution to the maintenance and management of the common parts of the estate.

VAT and SDLT

All rents and prices quoted are exclusive of Value Added Tax (VAT) and Stamp Duty Land Tax (SDLT) and intending lessees or purchasers should make their own enquiries regarding liability for VAT and SDLT.



Viewing and further information:

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