

TO LET



The Box Studios, Sunrise Parkway, Linford Wood, Milton Keynes MK14 6LS

5,177 SqFt (480.94 SqM)

£88,000 per annum exclusive

**Office / Industrial /
Mixed Use**

- Hybrid office / workshop / studios
- 18 Car parking spaces
- Alternative uses considered
- Attractive location close to MK
- Air conditioning

Location

Box Studios is situated in Linford Wood East, a principal employment area approximately 1 mile to the north of Central Milton Keynes (CMK). The property is superbly located for easy access to CMK and major transport communications, with a number of major occupiers located in Linford Wood including Sodexo, Panasonic, Kuehne + Nagel and BP Chargemaster. It occupies a secluded position on Sunrise Parkway accessed from Danstead Way (H4), which also links through to V8 Marlborough Street.

Description

Box Studios comprises a single storey pavilion style office / 'high-tech' building, with the space formerly occupied as offices and more recently as an arts school under use class F1. The property has been extended in recent years to provide two additional studio rooms. The building sits on a self-contained site of approximately 0.38 acres, providing car parking for approximately 18 cars with the potential to create more car parking.

The property would suit a diverse range of occupiers requiring hybrid office/ workshops or a use falling under use class F1. Box studios has an EPC rating of B.

Tenure

The premises are to be let on a full repairing and insuring lease for a term to be agreed at a rental of £88,000 per annum exclusive.

VAT

Intending occupiers should satisfy themselves as to the incidence or otherwise of VAT on this transaction.

Business Rates

Rateable Value – £50,000

Interested parties are advised to contact the relevant Local Authority.

Accommodation

Box Studios benefits from an air-conditioning, an air recirculation system, four dance/drama studios, staff kitchen, pupil changing rooms, staff kitchen and WCs. It further benefits from private offices, meeting rooms and a reception area to the front of the building.

Accommodation	Sq ft	Sq m
Total	5,177	480.94

Areas quoted are approximate and should not be held as 100% accurate.

Viewings

For viewings and further information please contact:

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