

# INVESTMENT FOR SALE



**Unit 7, Cochran Close, Crownhill, Milton Keynes MK8 0AJ**

**1,188 SqFt (110.37 SqM)**

**Available at a guide price of £225,000**

**For the long leasehold**

Office Investment for sale

- Fully glazed frontage
- New LED lighting
- Open and private offices
- Gas central heating

## Location

The premises provide a single storey mid terraced business unit within an established industrial/business/office location with a mixture of occupiers including service unit provision and independent occupation to the West of the A5. The A5, M1, A422 and A421 can all be easily accessed as well as Central Milton Keynes Railway Station, Bus Station and the Centre MK.

## Description

The property is let to Track Management Services Limited on a 5 year lease expiring in January 2029 at a rent of £18,000 pax. There is a tenant only break option in the 3<sup>rd</sup> year.

## Terms

The property is available by way of the sale of the investment and is held on a long leasehold basis for as term of 250 years from December 2004. There is an estate service charge of £925 per annum.

## VAT

VAT is applicable on this transaction.

## Business Rates

Rateable Value – £9,700.

Interested parties are advised to contact the relevant Local Authority.

## Accommodation

A single storey mid terraced business unit which is currently fitted out as an office and benefits from a glazed frontage and gas central heating.

The property has been measured in accordance with the RICS Property Measurements Standard 2nd Edition.

Accommodation	Sq M	Sq Ft
Ground Floor	110.37	1,188

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

## EPC

TBC

## Viewings

For viewings and further information please contact:

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