



**TO LET**

**UNIT 12**

**AVANT BUSINESS CENTRE**

**DENBY WEST INDUSTRIAL ESTATE,  
MILTON KEYNES MK1 1DR**

**67.33 sq m** (724 sq ft)

First floor self-contained office suite

- New sub-lease available
- 3 parking spaces
- Excellent communication links
- All inclusive rent
- Terms up to 5 years available
- Cost effective space



NG Chartered Surveyors

Roseway House | Unit 8 | Wheatcroft Business Park | Landmere Lane | Edwalton | Nottingham | NG12 4DG



Find another property?



## LOCATION

The Avant Trade Park totals 18 units arranged in 4 terraces with the estate providing occupiers with strong visibilities and a wide range of amenities in the immediate area.

The estate benefits from good connectivity, being less than 1 mile from the A5; 1.6 miles from Bletchley Train Station which provides a direct link to London Euston in under 40 minutes.

## DESCRIPTION

This first floor office suite has its own access and comprises a large open plan office which is carpeted, heated and fitted with suspended ceilings incorporating recessed lighting.

Adjacent to this are male and female WC facilities and kitchen area.

3 parking spaces are to be offered with the sub-lease.

## ACCOMMODATION

Measured on a Net Internal Basis, we calculate the floor areas to be:

	SQ M	SQ FT
<b>TOTAL NIA</b>	<b>67.33</b>	<b>724</b>

Measurements are approximate and NG cannot guarantee their accuracy. Interested parties are to rely on their own due diligence.

## EPC

A copy of the EPC can be provided on application.

## TENURE

The suite will be offered by way of a new sub-lease, the length of which is open to negotiation up to a term of 5 years.

The lease will effectively be on an all inclusive basis incorporating rent, service charge, business rates and utility payments. The only item which will be the tenant's own responsibility will be telephone and broadband connection.

## RENT

**£13,000 per annum.**

## VAT

VAT is applicable to the rent at the prevailing rate.

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred in documenting the transaction.

## OUR ANTI-MONEY LAUNDERING POLICY

In accordance with Anti-Money Laundering Regulations, two forms of I.D. and confirmation of the source of funding will be required from the successful tenant.



**SUBJECT TO CONTRACT**

Viewing: By prior appointment  
with the sole agents.

**RICHARD SUTTON**

07977 121 340  
richards@ng-cs.com

PROPERTY MISDESCRIPTION ACT 1. All statements contained in these particulars as to this property are made without responsibility on part of NG Chartered Surveyors, their joint agent or the Vendor or Lessors. All statements are made subject to contract and form no part of any contract or warranty. 2. These particulars have been prepared in good faith, to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information and verification. These particulars are believed to be correct, but their accuracy is not guaranteed. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any services or appliances, equipment or facilities are in good working order. All information on the availability of service installations is based on the information supplied by the vendor or lessor. Prospective purchasers should satisfy themselves on such matters prior to the purchase. 4. The photograph(s) depicts only certain parts of the property. It should not be assumed that any contents or furnishings, furniture etc in the photograph are included within the sale. It should not be assumed that the property remains as displayed within the photographs. No assumption should be made with regard to parts of the property that have not been photographed. 5. All dimensions, distances and floor areas are approximate. Any plan areas and measurements shown are based upon the Modern Ordnance Survey Group Plans and there may be some discrepancy with the title deeds. The areas are given as a guide only. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. 6. Descriptions of the property are subjective and are used in good faith as an opinion and not a statement of fact. Please make further specific enquiries to ensure that all descriptions are likely to match any expectations you may have of the property. 7. Information on Town and Country Planning matters and Rating matters has been obtained by verbal enquiry only from the appropriate Local Authority. Prospective purchasers are recommended to obtain written verification thereof. www.ng-cs.com