



louchshacklock
and partners LLP

01908 224 760
www.louchshacklock.com



181 QUEENSWAY | BLETCHLEY | MILTON KEYNES
BUCKINGHAMSHIRE | MK2 2DZ

FIRST FLOOR OFFICE SUITE

846 sq ft (78.59 m²)

TO LET

- Self-contained first floor office
- Two private office suites with an open plan central core
- Undergoing light refurbishment with new LED lighting
- 4 dedicated parking spaces
- Part air-conditioned



Description

The property comprises a self-contained first-floor office suite, fitted to a good specification including carpeted flooring, part air-conditioning, perimeter wall mounted sockets, gas central heating and suspended acoustics ceiling tiles accompanied with fluorescent strip lighting panels, however, the property is currently undergoing a light refurbishment to include new LED lighting.

Internally, the office is configured to provide two partitioned office suites with an open plan central core and benefits from good staff welfare provisions including both kitchenette and W/C facilities. Externally, the property also benefits from 4 dedicated car parking spaces.

Terms & Tenure

The property is available to let on new lease terms to be agreed.

Rent

£14,000 per annum exclusive.

EPC

The property has an EPC rating of C-59.

Specification

- ✓ Self-contained office premises
- ✓ Undergoing a light refurbishment to include new LED lighting
- ✓ Mix of open-plan offices and private office accommodation
- ✓ 4 dedicated car parking spaces
- ✓ Part air-conditioned
- ✓ EPC Grade C (59)

Floor Area

	GIA (m ²) approx.	GIA (sq ft) approx.
1st Floor	78.61	846

Business Rates

	Rateable Value 2023	Estimated Rates Payable (2025/26)
1st Floor 181 Queensway, Bletchley MK2 2DZ	£8,000	£3,992 (May be eligible for small rate relief, we recommend you contact the local authority.)



Location

Bletchley is a well-established town located approximately 4 miles to the south of central Milton Keynes, 5 miles west of Woburn Sands and 8 miles north-west of Leighton Buzzard. The town's mainline railway station offers direct services to London Euston in under 40 minutes, while excellent road links via the A5 and nearby M1 ensure easy access to surrounding towns and cities.

More specifically, Queensway is one of the principal thoroughfares in Bletchley connecting Brunel Shopping Centre to the west. The immediate vicinity is predominantly categorised by a mixture of commercial occupiers from traditional retail and restaurant operators to medical and healthcare users, offering a diverse range of amenities.

Significant investment is currently being made into the area through the Bletchley and Fenny Stratford regeneration project, including major improvements to the town centre, Queensway high street, public spaces, and transport infrastructure—further enhancing the town's appeal for residents, businesses, and investors.

Viewing and further information:



Graham Young

07841 882878

graham@louchshacklock.com

Luke Epps

07522 084427

luke@louchshacklock.com