



UNIT 3 REGENT BUSINESS PARK, 30 VINCENT AVENUE, CROWNHILL, MILTON KEYNES, MK8 0AB

TO LET | INDUSTRIAL: 3,435 SQ FT (319 SQ M)



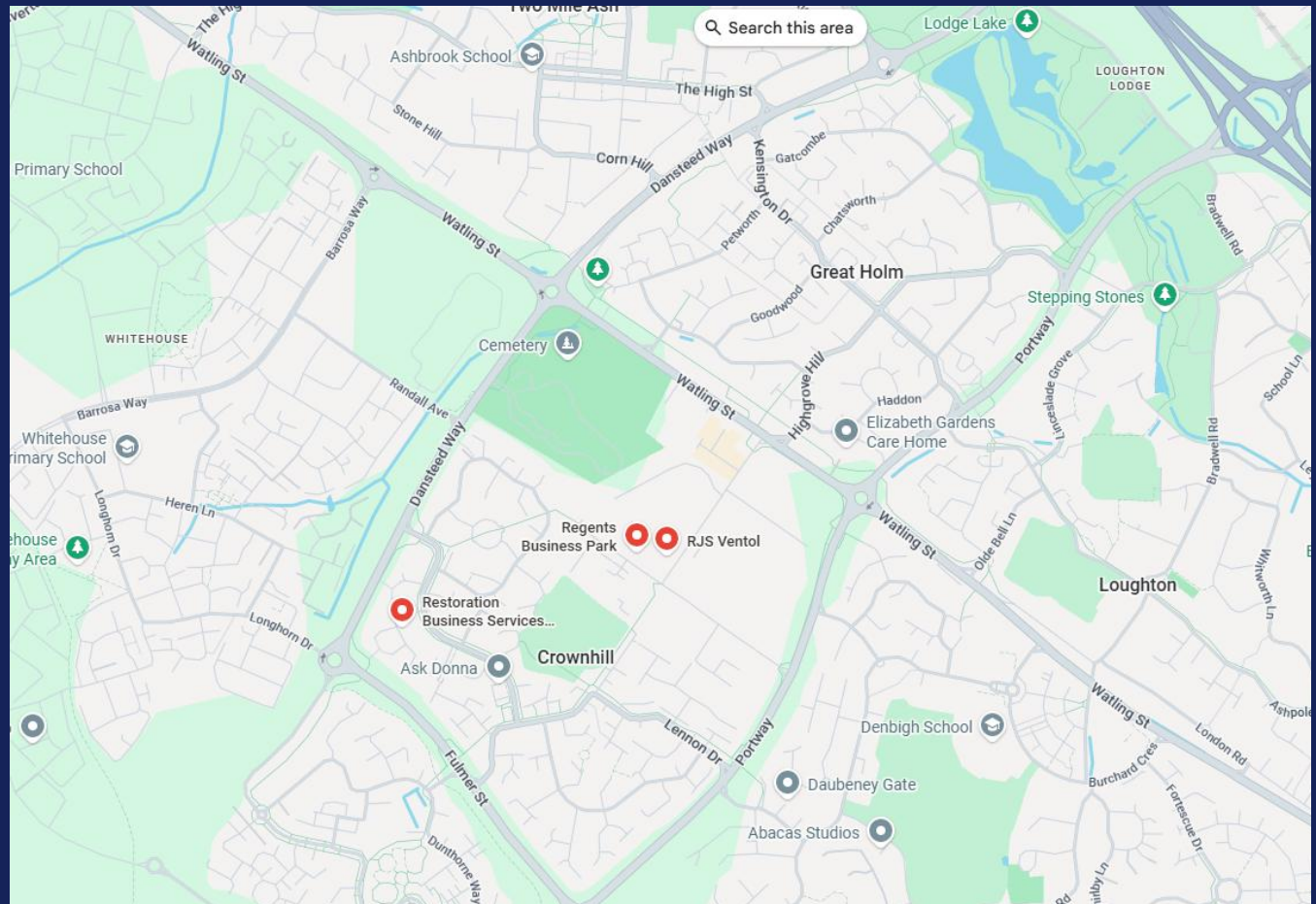
LOCATION

Milton Keynes is a strategic location for business situated adjacent to the M1 motorway approximately 55 miles from London and 70 miles from Birmingham.

Regent Business Park is located on the Crownhill employment area of Milton Keynes which benefits from excellent access to the A5 dual carriageway within 2 miles.

The estate is approximately 2 miles east of Central Milton Keynes with Junction 14 of the M1 motorway 7 miles to the east.

Central Milton Keynes railway station is on the main line route from London Euston to Birmingham. London Euston can be reached in around 30 minutes.



SUMMARY



Description

The premises comprise a modern mid-terrace production/warehouse unit with 2 storey offices/ancillary accommodation and full height clear span warehouse accommodation to the rear. Situated on a modern development and benefiting from separate car parking to the front, accessed from Vincent Avenue and shared service yard to the rear, accessed from Presley Way.

Specification

- 2 storey offices/ancillary accommodation
- 7m min eaves height rising to 8m
- Ground-level loading door
- Rear, shared service yard
- Car parking to front
- Landscaped site
- To be refurbished

Additional information

Terms

The premises are available leasehold on a new full repairing and insuring lease for a term of years to be agreed. Detailed terms available on application.

Rates

We understand the property has a Rateable Value of £37,500 from 1st April 2026. Transitional relief may be available. Interested parties are advised to make their own enquiries of the agent and Milton Keynes Council on 01908 253 794.

Legal costs

All parties to be responsible for their own legal costs incurred in the transaction.

Value added tax

All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

EPC

The energy rating of this property is C 71. The full certificate and report are available on request.

Postcode

MK8 0AB

ACCOMMODATION

Warehouse/Production Premises

Description	Sq ft	Sq m
Ground Floor	2,666	248
First Floor Office	769	71
Total	3435	319



Enquiries:

Bidwells

Paul Davies

01908 202 196

07944 774 137

Paul.davies@bidwells.co.uk

Louch Shacklock

Graham Young

01906 224760

graham@shacklock.com

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