



Beech House, Breckland, Milton Keynes MK14 6ES

**TO LET**

High Quality Office Suite To Let

**6,875 Sq Ft  
(639 Sq M)**

# Beech House, Breckland, Milton Keynes MK14 6ES

## DESCRIPTION

Beech House is a modern office building offering good levels of natural light and a parking allocation of 29 spaces at a competitive ratio of 1:237 sq ft.

The suite is situated on the first floor and benefits from a good specification which includes raised floors, suspended ceilings and VRF air conditioning.

- ✓ Modern first floor office
- ✓ VRF air conditioning
- ✓ Suspended ceiling with LED lighting
- ✓ Demised shower and changing room
- ✓ Generous car parking at a ratio of 1:237 sq ft
- ✓ EPC B

## LOCATION

Situated on Woodlands Business Park, Beech House is superbly located with Central Milton Keynes under 2 miles away and Junction 14 of the M1 within close proximity.

The high quality landscaped environment will benefit from the arrival of Village Hotels and is already home to a range of occupiers including Leica Microsystems, Mears, Ipsos Retail Performance and MBA Consulting.

## ACCOMMODATION

| Net Internal Areas | sq ft        | sq m       |
|--------------------|--------------|------------|
| First Floor        | 6,875        | 639        |
| <b>Total</b>       | <b>6,875</b> | <b>639</b> |

## VAT

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

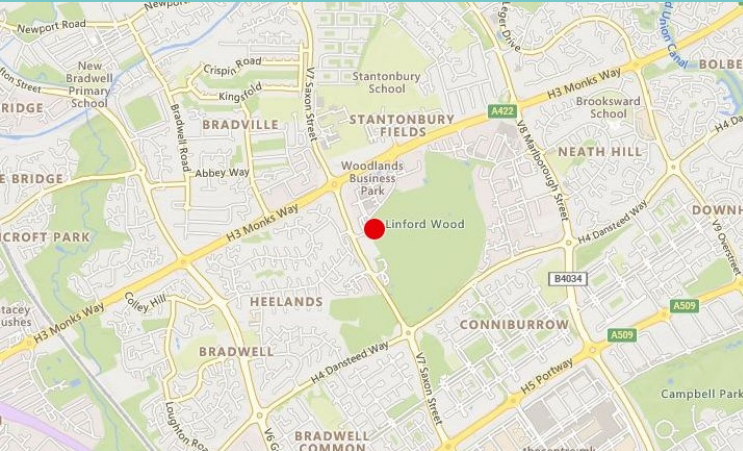
## LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

## BUSINESS RATES

For business rating information please visit the Valuation Office Agency website [www.voa.gov.uk](http://www.voa.gov.uk).

EPC B-40



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