



Unit 2 Sherwood Place, 155 Sherwood Drive **Bletchley, Milton Keynes, MK3 6RT**

- Self-contained office premises extending to 13,988 sq ft (1,334 sq m)
- Refurbished to high standard and arranged over three floors with passenger lift
- Specification incl. raised floors, air conditioning, suspended ceilings, LED lighting
- Site area 0.81 ac (0.33 ha) with generous parking provision for 63 cars
- Prominent mixed use location within 5 minutes walk of Bletchley train station

Unit 2 Sherwood Place Bletchley, Milton Keynes

LOCATION

Milton Keynes is a major town in southeast England, which is well located within the UK growth corridor between Oxford (30 miles southwest) and Cambridge (44 miles northeast). It enjoys excellent transport links, with easy access to Junctions 13 and 14 of the M1 motorway as well as close proximity to the M6, M25 and M40.

The property itself is situated in Bletchley, approximately 4 miles south of Milton Keynes town centre. Sherwood Place lies just to the east of central Bletchley and within 5 minutes walking distance of the local train station. The property occupies a prominent position on Sherwood Drive adjacent to Challenge House Business Centre, a serviced office provider operated by Landmark Office Space. The immediate surrounding area is mixed use with residential development nearby and Bletchley Park and Enterprise Car Rental company located a short distance away. We understand the area is set to benefit from substantial redevelopment and new housing.

DESCRIPTION

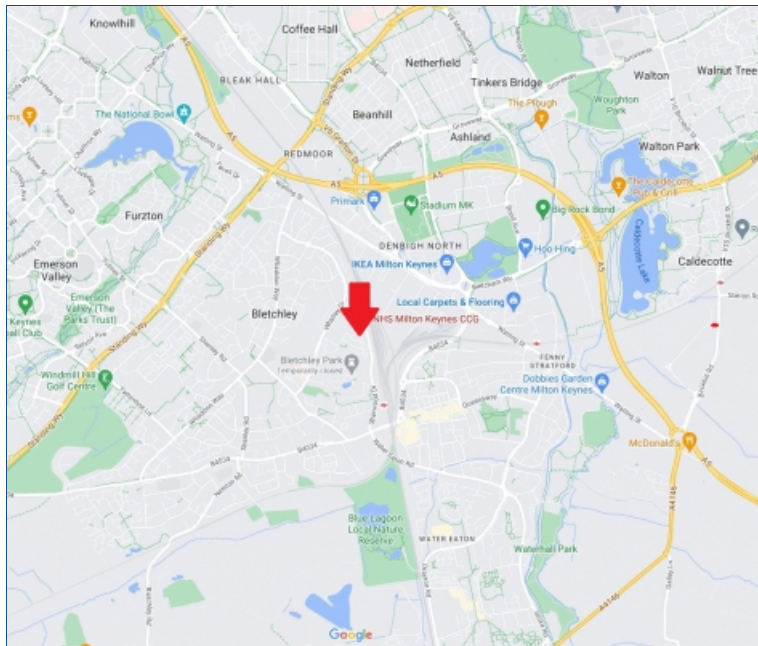
The property comprises a self-contained, semi-detached office premises arranged over ground, first and second floors, which is currently occupied by the NHS. It forms part of a prominent detached three-storey office building, which was built in the 1980's and comprehensively refurbished in 2009. The subject property comprises the majority of the building (Unit 2) with the adjoining premises (Unit 1) occupied by P J Care, an award winning neurological care centre.

The property has been refurbished to a high standard to include raised floors, air conditioning, suspended ceilings and LED lighting throughout.

The well-presented accommodation consists of a reception area on the ground floor alongside open plan office space complete with conference rooms and kitchenette. The first and second floors provide further open plan office space complemented by 2 shower rooms and a breakout area/kitchen on the first floor, and partitioned conference rooms and kitchenette on the second floor. The property also benefits from male and female WC facilities on each floor and a 10-person passenger lift.

ACCOMMODATION

Ground Floor	4,755 sq ft	444 sq m
First Floor	4,791 sq ft	445 sq m
Second Floor	4,791 sq ft	445 sq m
Total Area	14,337 sq ft	1,334 sq m



Consumer Protection From Unfair Trading Regulations 2008: Andrew Dixon & Company (and their joint agents, where applicable) for themselves and for the vendor(s) or lessor(s) of this property, whose agents they are, give notice that: (1) The particulars are set out as a general outline for the guidance of intending purchasers or lessors and do not constitute, nor constitute part of, an offer or contract. (2) Any information contained herein, whether in the text, plans or photographs etc, is given in good faith but without responsibility and is believed to be correct. Any intending purchaser or tenant should not rely on them as statements or representations of fact, but must satisfy themselves by inspection and investigation or otherwise as to the correctness of each of them. (3) No employee of Andrew Dixon & Company has any authority to make or give representation or warranty whatsoever in relation to this property. (4) Whilst every care has been taken to prepare these particulars, we would be grateful if you could inform us of any errors or misleading descriptions found in order that we may correct them in our records. (5) Unless otherwise stated, no investigations have been made regarding pollution or potential land, air or water contamination. (6) IPMS 3 - office measurements can be made available by request.



CAR PARKING

On-site car parking is provided to the front and side of the building, with the subject property having 63 demised car parking spaces.

SERVICES

We understand that all mains services are available or connected to the property. It should be noted that we have not checked or tested these services and interested parties should make their own enquiries.

PLANNING

We understand the property has planning permission for Class E of the Town and Country Planning (Use Classes) Order 1987 (as amended).

TENURE

The property is available to let on a new tenant's full repairing and insuring lease on terms to be agreed. Alternatively, the landlord may consider a freehold sale of the property with vacant possession.

RENT/PRICE

Upon application.

LOCAL AUTHORITY

Milton Keynes Council, Civic, 1 Saxon Gate East, Central Milton Keynes, MK9 3EJ - Tel: 01908 691691

BUSINESS RATES

According to the Valuation Office Agency website the rateable value of the property in the 2023 rating list is £117,000.

ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Rating of C(63).

VAT

All figures quoted are exclusive of VAT, which may be payable at the prevailing rate.

LEGAL COSTS

Each party to be responsible for their own legal costs.

VIEWING

Strictly by prior appointment with the Agent's Telford office:

Contact: Andrew Dixon MRICS

Direct Line: 01952 521005 Mobile: 07957 828 565

Email: andrew@andrew-dixon.co.uk

Ref: JAGD/3567LA



Printcode: 2023111

What's this?

This is a QR Code. When you take a picture of this on most smart phones, the latest information about this property from our website will be displayed to you.

ANDREW DIXON
& COMPANY

www.andrew-dixon.co.uk

Grosvenor House, Central Park, Telford,
Shropshire TF2 9TW
Telephone : 01952 521000
Fax : 01952 521014
Email: enquiries@andrew-dixon.co.uk

SITE PLAN

