



**8B CLARENDON DRIVE  
WYMBUSH, MILTON KEYNES, MK8 8ED**

**TO LET | OFFICES: 4,260 SQ FT (429.21 SQ M)**

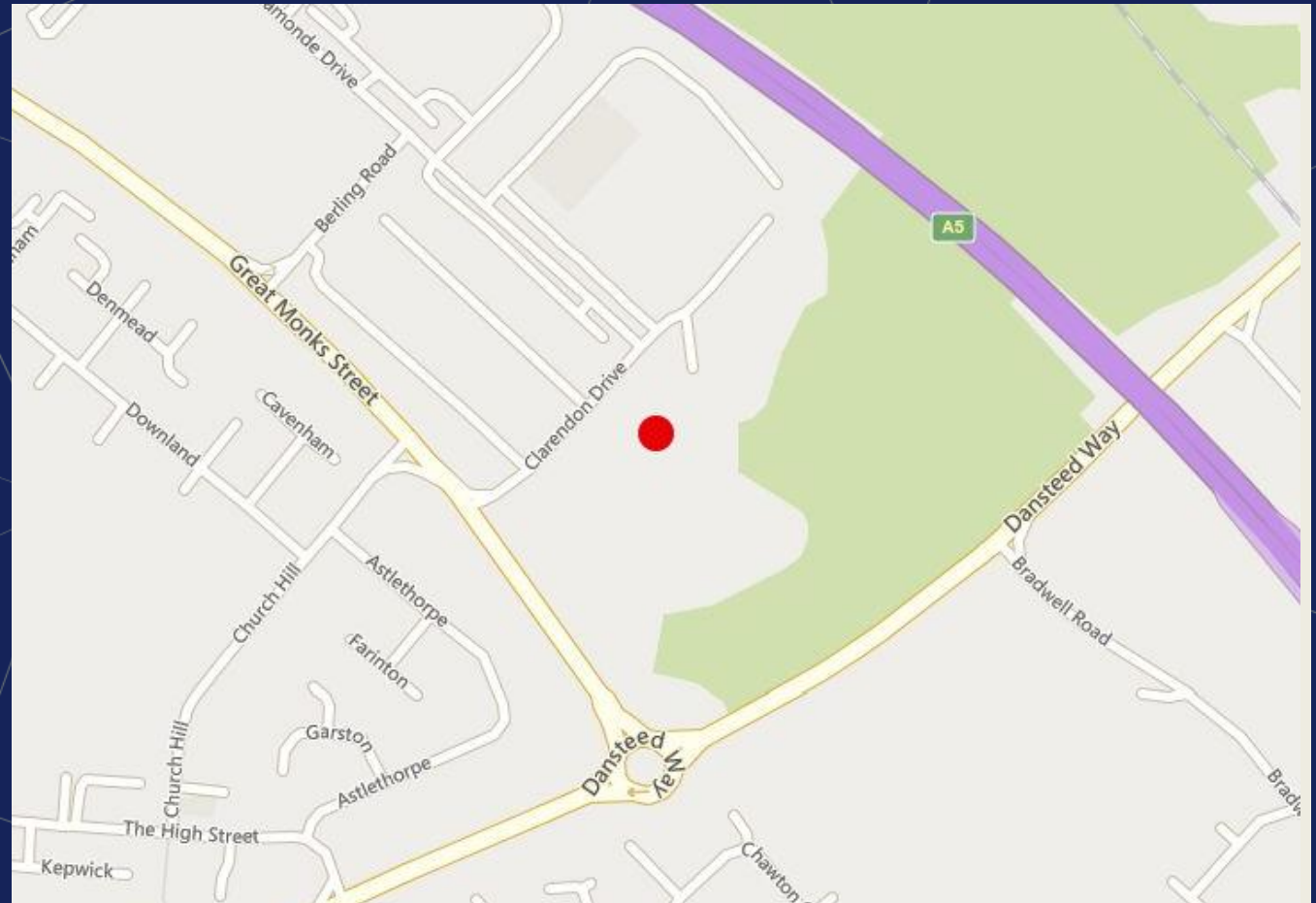


**BIDWELLS**

## LOCATION

The property is situated on Clarendon Drive in the Wymbush district, bordered by the A5 immediately to the east. The estate is 2 miles west of the city centre and mainline railway station.

Wymbush is one of Milton Keynes' principal commercial locations providing an extensive range of industrial and warehouse premises and some offices. Major occupiers in the area include Thussenkrupp Aerospace and Brioche Pasquier.



## SUMMARY

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### Description

8b Clarendon Drive is a newly refurbished ground floor office suite, forming part of a multi-tenanted single storey building. The offices benefit from 15 car parking spaces arranged to the front of the building.

The suite is newly refurbished providing open plan space ready to take an incoming tenants fit out. The property benefits from raised floors, air conditioning with full height perimeter glazing and recessed lighting.

### Additional information

#### Terms

The premises are available by way of a new effective full repairing and insuring lease for a term of years to be agreed. Detailed terms are available upon application to the agents

#### Rent

£66,300 (£15.00 per sq ft) per annum exclusive.

### Additional information

#### Services

All mains services including water, drainage, gas and three phase power are believed to be connected to the property. Bidwells have not tested any of the available services and interested parties are advised to make their own enquiries as to their condition.

#### Rates

All interested parties are advised to make their own enquiries of the local rating authority Milton Keynes Council on 01908 691 691.

#### Legal costs

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

#### Value added tax

Prices outgoing and rentals are quoted exclusive of but may be liable to VAT.

#### EPC

The energy rating of this property is B 39. The certificate and full report are available on request.

#### Postcode

MK8 8ED.

## ACCOMMODATION

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### 8b Clarendon Drive, Wymbush

| Description         | Sq ft        | Sq m          |
|---------------------|--------------|---------------|
| Ground Floor Office | 4,620        | 492.21        |
| <b>Total</b>        | <b>4,620</b> | <b>492.21</b> |



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## GALLERY

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## GALLERY

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## Enquiries

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