



# CROMWELL BUSINESS CENTRE

NEWPORT PAGNELL, MILTON KEYNES

**A development of 12 self contained business units**  
**Units from 130 sq m to 261 sq m (1,400 sq ft to 2,808 sq ft)**



# CROMWELL BUSINESS CENTRE

## LOCATION

Milton Keynes now has a population of 225,000 people. It benefits from a strategic location for business, situated adjacent to the M1 motorway, approximately 55 miles from London and 70 miles from Birmingham.

The Cromwell Business Centre is situated 1 1/2 miles north of Junction 14 of the M1 motorway on the south side of Newport Pagnell. Major occupiers already established in the immediate area include Plysu Plc, Anker International and Aston Martin.

## DESCRIPTION

Cromwell Business Centre was developed in 1990 and consists of twelve self-contained units in two terraces arranged around a central courtyard and service yard area incorporating 62 reserved car parking spaces.

The Business units offer two storey accommodation with first floor offices and a ground floor warehouse. The units provide flexible accommodation for mixed uses including offices, studios, research and development, and light industrial.

## SPECIFICATION

The units have broadly the same specification and amenities:

- **Gas-fired central heating**
- **Three phase electricity supply**
- **Ground & First floor WC**
- **Kitchenette**
- **Fitted offices**
- **Roller shutter loading door**

## TERMS

The units are available to let on new full repairing and insuring leases for a term to be agreed. Please see attached current availability schedule and quoting rents.

## FURTHER INFORMATION

Through the sole agents

James Chasen: [jchasen@lsh.co.uk](mailto:jchasen@lsh.co.uk)

**Lambert Smith  
Hampton**

**01908 604630**

206 SILBURY BOULEVARD MILTON KEYNES MK9 1LU



## MISREPRESENTATION ACT

This brochure and the description and measurements therein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed. Unless otherwise stated all prices and rents quoted are exclusive of VAT. Any intending purchaser or lessee must satisfy themselves independently as to the incidence of VAT in respect of any transaction. Dec 2008.