



AVAILABLE TO LET

Keen House

Wavendon Business Park, Wavendon, Milton Keynes, UK MK17 8LX



Office for rent, P.O.A

To request a viewing call us on (0) 20 7629 5456

For more information visit <https://realla.co/m/30497-keen-house-wavendon-business-park>

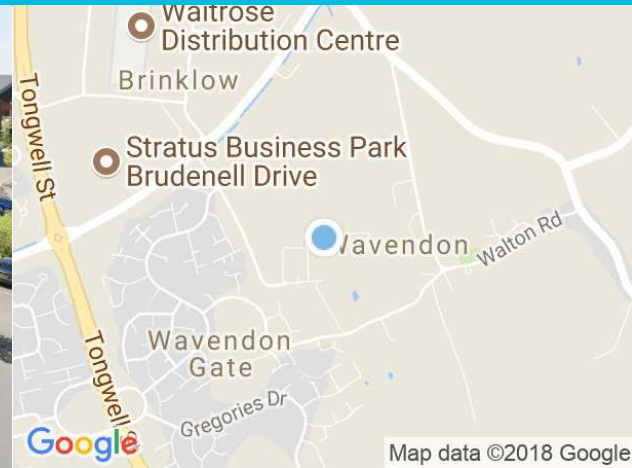
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39,212 sq ft of high quality office accommodation available as a whole, floor by floor or as individual suites.

Wavendon Business Park sits in an elevated position to the south east of Milton Keynes, approximately 4 miles from the city centre. It is easily accessed from the Groveway H9 ring road, which connects with the A4146 and A421, providing a dual-carriageway link with the M1 motorway (Junctions 13 & 14).

The park comprises four modern high quality detached office buildings, together with a fifth period building set in a mature landscaped and secure environment.

Keen House is a detached two storey office building totalling 39,212 sq ft. The building is of steel construction with brick elevations under a pitched tiled roof and internally benefits from a specification including:

Highlights

- Full height glazed reception
- Open plan floor plates suitable for single occupancy or sub-division
- Fully accessible raised floors
- Comfort cooling / heating via a 4 pipe fan coil system
- Suspended ceiling incorporating category II lighting
- Floor to ceiling heights of 2.65m
- 2 x10 person passenger lift
- Double glazed windows
- Male, female and disabled toilet facilities on each floor
- 177 car parking spaces reflecting an excellent ratio of 1:223.

Property details

Rent	P.O.A
Est. rates payable	£4.35 psf
Building type	Office
Lease details	New lease available direct from the Landlord.

Floor	Size sq ft	Status
Ground	20,346	Available
First	18,866	Available
Total	39,212	

More information

[Visit microsite](#)

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Contact us

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Strictly by appointment via the joint agents.

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