



CENTRAL MILTON KEYNES OFFICE INVESTMENT

**FORTUNA HOUSE
SOUTH FIFTH STREET
CENTRAL MILTON KEYNES
MK9 2PQ**



- Prime Central Milton Keynes location
- Detached freehold office building 625.98 sq m/6,738 sq ft
- Let to Currie & Brown, Institute of Translation and Interpreting and Domus Dentis Ltd.
- Re-gearing opportunity with leases falling in between June 2012 and April 2023.
- Rents receivable: £98,082.50 per annum exclusive.
- Offers over £1,000,000
- Attractive net initial yield of 9.27% at £1,000,000 after purchaser's costs of 5.8%.

Milton Keynes

Milton Keynes is rated as one of the UK's most dynamic towns with a population of over 220,000 and substantial growth planned over the next 20 years.

Milton Keynes is 52 miles North West of London and 71 miles south east of Birmingham. There are excellent transport links with junction 13 and 14 of the M1 motorway 4 miles distant and the A5/A421 dual carriageways providing access to the M40 to the west.

Direct mainline rail services to London Euston (35 minutes) and Birmingham New Street (55 minutes) a ten minute walk away.

Central Milton Keynes is home to a number of major corporate occupiers including BP, Baker Tilly, Argos, Santander and SNR Denton Solicitors.

South Fifth Street

Fortuna House is situated to the south of Avebury Boulevard facing onto South Fifth Street.

Convenient for the new 100,000 sq ft Sainsburys Supermarket, The Hub office development and the new offices at The Pinnacle. In the heart of the business district, Fortuna House is surrounded by a mixture of quality offices, retail and residential making it a prime opportunity to consider alternative uses at a future date. Nearby restaurants include Brasserie Blanc, Loch Fyne, Zizzi, Café Rouge and Wetherspoons.

Fortuna House

Fortuna House is traditionally constructed on ground and two upper floors with a flat roof and a penthouse suite. Construction completed in 1998.

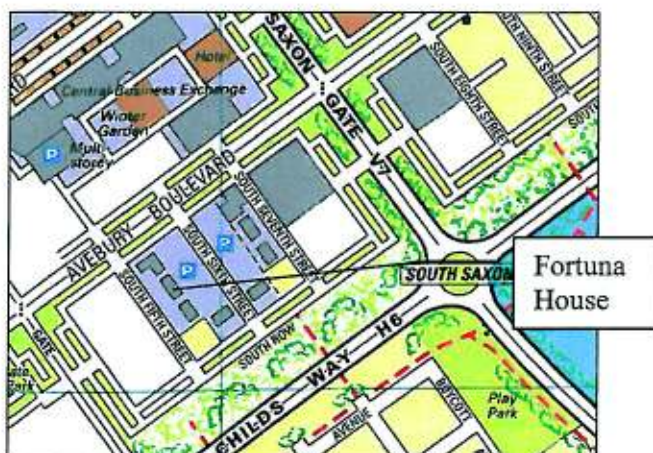
Viewings

Strictly by appointment please with Keith Mitchell at:

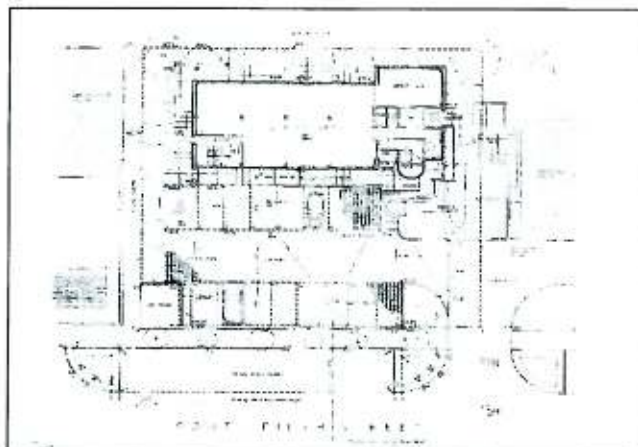
**Aitchison Raffety
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LOCATION MAP



SITE PLAN



TENANCY SCHEDULE

Accommodation	TENANCY SCHEDULE Tenant	Area (net internal area)		Use	LEASE		Rent (pax)	Rent (psf)
		sq m	sq ft		Commenced	Expiry		
Ground Floor	Institute of Translation and Interpreting	185.80	2,000	Offices	01 July 2002	30 June 2012	£30,000.00	£15.00
Part First Floor	Domus Dentis Limited	135.92	1,463	Dental surgery	11 April 2008	10 April 2023	£21,213.50	£14.50
*Pt 1st Floor	Currie and Brown Group Limited	69.68	750	Offices	12 May 2003	11 May 2013	£9,000.00	£12.00
*2nd Floor	Currie and Brown Group Limited	209.03	2,250	Offices	12 May 2003	11 May 2013	£33,750.00	£15.00
*Pt 3rd Floor	Currie and Brown Group Limited	25.55	275	Offices	12 May 2003	11 May 2013	£4,119.00	£14.98
	Total Net Internal Area	625.98	6,738		Total rents receivable		£98,082	
	Purchase price	@					£1,000,000	
	Cost of purchase	@	5.80%				£58,000	
	Total cost						£1,058,000	
	Net initial return						9.27%	
Notes	* held on a single lease							

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