

Mileway

Michigan Drive, Tongwell, Milton Keynes MK15 8HQ

MILTON KEYNES

Tongwell 42

Available To Let
Detached warehouse
& production facility
42,765 sq ft (3,973 sq m)

Tongwell 42



Undergoing extensive refurbishment



LED lighting throughout



6 m eaves height



Fully fitted 1st floor offices



20 year roof coating warranty

Detached Unit in Prime Location Ready for occupation in March 2024.

Tongwell 42 is a detached headquarters warehouse/production building of steel frame construction with reinforced concrete floor slab, situated on a plot of approximately 2 acres in the prime industrial estate location of Tongwell in Milton Keynes.

The elevations are finished in insulated steel colour-coated cladding with 2 storey office accommodation to the front elevation. In addition, there is further 2 storey office/amenity block overlooking the service yard. There are 3 ground level loading doors and 69 car parking spaces.

The unit is undergoing extensive refurbishment including full redecoration, new roof-mounted PV solar panel array, EV charging points, external cladding & roofing works, new loading and fire doors, air-conditioning to the 1st floor office area and LED lighting throughout.



EV charging points



Three-phase electricity



New air-conditioning to offices



New PV Solar Panels



69 car parking spaces



3 ground level loading doors

Site Plan



Accommodation

Unit	sq ft	sq m
Warehouse/ Production area	38,761	3,601
1st Floor office/ ancillary area	4,004	372
Total	42,765	3,973



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Terms

The property is available to let by means of a new full repairing and insuring lease granted upon terms to be agreed.

Legal Costs

All parties will be responsible for their own legal costs incurred in the transaction.

EPC

A new EPC will be commissioned upon completion of the refurbishment. The specification of the works will be targeted to achieve a minimum Grade B rating

VAT

Will be payable where applicable.

Location

Tongwell 42 is situated in a major employment area on the eastern flank of Milton Keynes. The property is approximately 2.5 miles from J14 of the M1, with an estimated drivetime of 6 minutes using the V11 Tongwell Street and H5 Portway urban grid roads.



Viewing / Further Information

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By Rail

Milton Keynes Central railway station provides mainline direct services to London Euston (fastest journey time 35 minutes) and Birmingham New Street (fastest journey time 45 minutes).



By Bus

Tongwell42 is served by half-hourly daily bus services to Tongwell Roundabout West, a short walk from the premises.

There are inter-urban coach services from Milton Keynes Coachway (adjoining J14 of the M1) to Bedford, Luton, Oxford, Northampton and London.



By Road

Northampton - 19 miles (30 minutes)
Luton Airport - 25 miles (40 minutes)
Birmingham - 70 miles (1 hour 20 minutes)
London, 55 miles (1 hour)



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