



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 Panel

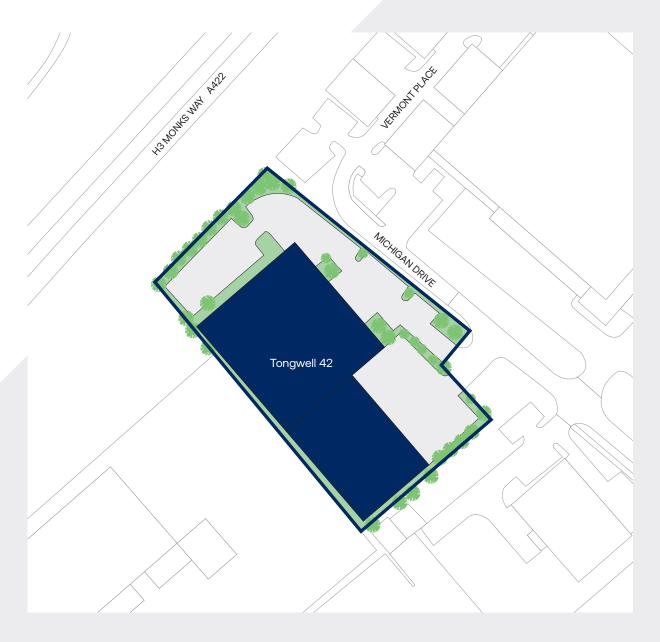


69 car parking spaces



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





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.

Sat Nav: MK15 8HQ Caldecote Makita Scania g. vw Mercedes-Benz Willen Pennyland May Willen Park Pineham Downhead

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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