

**Mileway**

Available Q4 2024

# Tongwel 130

Available to Let  
High Bay Industrial / Logistics Warehouse  
131,780 sq ft (12,242 sq m)





# Tongwell 130

High Bay Warehouse



6 Dock Level Doors



4 Level Access Doors



12.8m Eaves Height



50m Yard Depth



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## Available to Let

High Bay Industrial / Logistics Warehouse

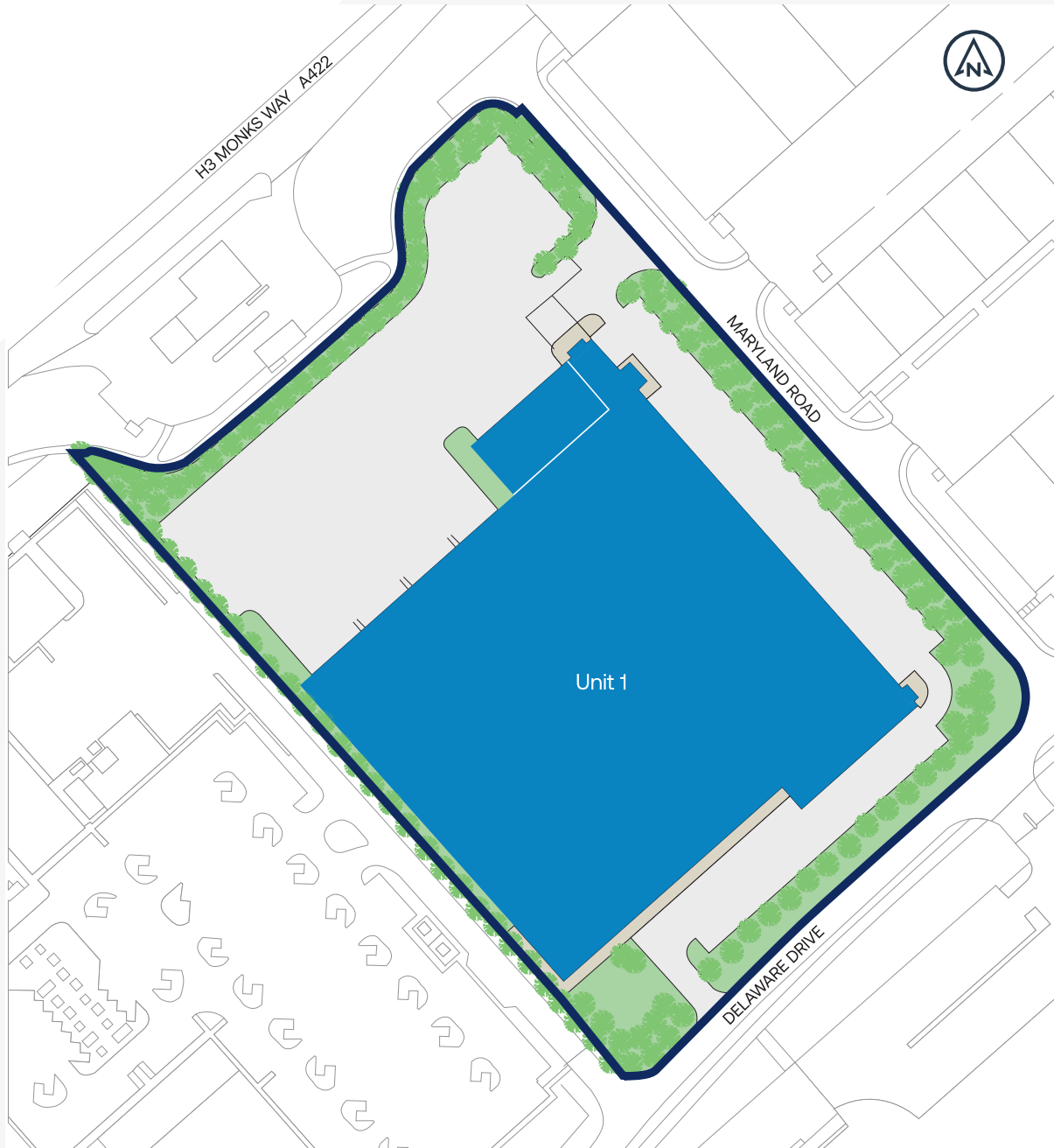
131,780 sq ft (12,170 sq m)

The property totals 131,780 sq ft including 11,056 sq ft of offices within a north and south block. The property benefits from 12.8m eaves height, 6 dock level loading doors, 4 level access loading doors and a 50m

deep enclosed yard. Externally the unit benefits from a secure yard extending to 50 metres, with a direct separate access point via Maryland Road. There is ample car parking providing a front staff parking entrance via Delaware Drive.



## Site Plan



## Accommodation

	sq ft (GIA)	sq m (GIA)
Warehouse	120,724	11,215
South Office	6,407	595
North Office	4,899	455
<b>TOTAL (GIA)</b>	<b>131,780</b>	<b>12,265</b>



# Tongwell 130

Delaware Drive, Tongwell, Milton Keynes, MK15 8HG

## EPC

A new EPC has been commissioned.

## Terms

The unit will be offered on a new lease.

## Rent

Upon application.

## VAT

All figures quoted are exclusive of VAT where applicable.

## Legal Costs

Each party to bear their own legal fees.

## Rateable Value

£870,000. Not the rate payable.

## Anti-Money Laundering Regulations

In order to discharge its legal obligations, including under applicable anti-money laundering regulations, the successful applicant will agree to provide certain information when Heads of Terms are agreed.

## Location

Tongwell 130 is situated in Tongwell, one of the premier employment areas in Milton Keynes. M1 Junction 14 (2.5 miles away), Milton Keynes City Centre (3 miles away) and Milton Keynes Train Station (4 miles) are all within easy reach. Neighbouring occupiers include Ocado, Scania, Mercedes Benz and Makita Tools.

## Viewing / Further Information



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## Drive Times

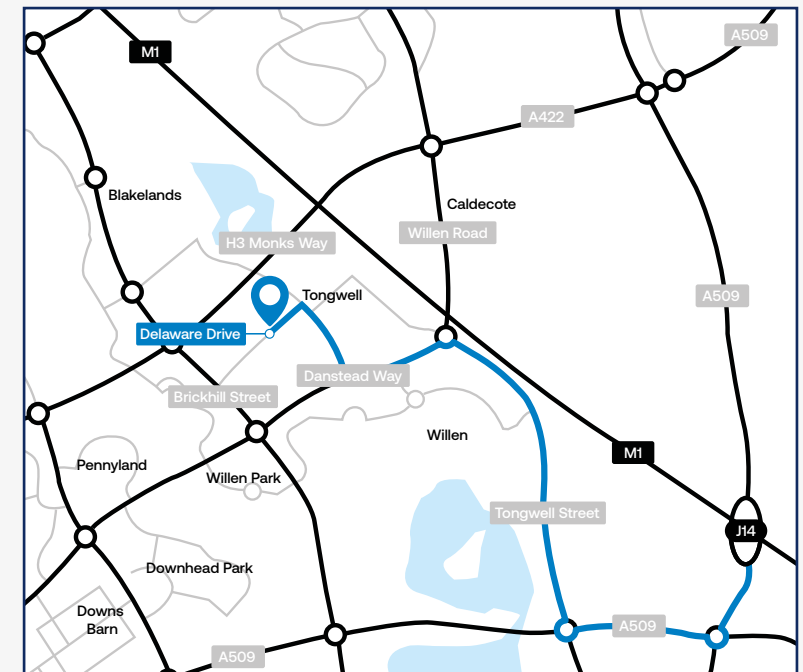
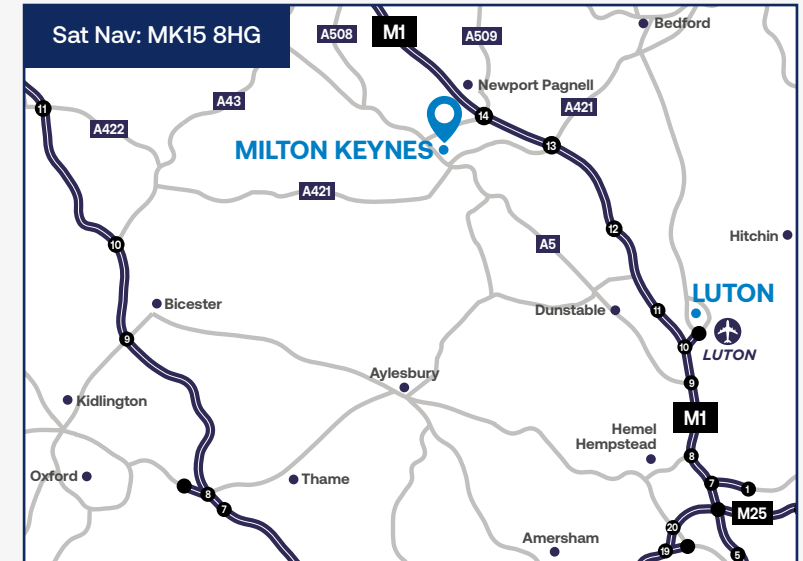
M1 Junction 14  
1.9 miles - 6 mins

Milton Keynes Central Station  
3.6 miles - 8 mins

Town Centre  
2.9 miles - 7 mins

M1 Junction 13  
7 miles - 12 mins

M25 Junction 21  
30 miles - 35 mins



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