

TO LET - INDUSTRIAL/WAREHOUSE



Unit 24 Chancerygate, Denbigh Road, Bletchley, Milton Keynes MK1 1DB

3,583 SqFt (332.86 SqM)

£42,996 per annum exclusive

Modern Warehouse to Let

- Modern Warehouse Unit
- Ground floor office
- Mezzanine storage
- Busy Trading Estate

Location

The development is situated just off Watling Street in north Bletchley, adjacent to the A5. This location provides easy access to Milton Keynes Town Centre (4 miles) and the M1, Junction 14 (5.5 miles). The location is well established for out of town trade occupiers. The estate is located close to ASDA, B&Q, IKEA and the MK Dons football stadium

Description

Unit 24 comprises an end of terrace warehouse/industrial unit with the benefit of ground floor offices with first floor mezzanine.

The development provides an opportunity to acquire industrial/warehouse space in Milton Keynes. Phase 1 comprises of 16 new industrial/warehouse units and 12 trade units constructed to provide flexible accommodation. Minimum clear heights: Block F&G-6.5m, Block H-6.1m, 3 phase electricity and first floor level for office or storage use.



Accommodation

30kN per sq m floor loading
3 phase electricity
Fitted toilets and offices
Minimum clear internal heights of 6.1m to 6.5m
4m electrically operated loading doors
First floor level for office or storage use

Floor Area ()

The property has been measured in accordance with the RICS Property Measurements Standard 2nd Edition

Accommodation	sq ft	sq m
Total Area	3,583	332.86

Areas quoted are approximate and should not be held as 100% accurate.

TENURE

The premises are to be let on a full repairing and insuring lease for a term to be agreed at a rental of £42,996 per annum exclusive.

VAT

Intending purchasers should satisfy themselves as to the incidence or otherwise of VAT on this transaction.

Business Rates

Rateable Value: £28,000

Interested parties are advised to contact the relevant Local Authority

Further Information

Viewing strictly by appointment:

Nick Bosworth

01908 558 746

Nick.Bosworth@kirkbydiamond.co.uk

Paul Quy

01908 558 743

paul.quy@kirkbydiamond.co.uk

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