



Industrial – 14,913 sq ft (1,385.48 sq m)

In Brief

- Detached warehouse/production unit
- Minimum 3m eaves height rising to 4.26m
- One ground level loading door (2.96m H x 2.32 W)
- Two storey office/ancillary accommodation
- To be refurbished

**UNIT 2 DENBIGH ROAD,
DENBIGH WEST, MILTON KEYNES, MK1 1EP
TO LET**

Location

The unit is located fronting Third Avenue on Denbigh West, an established and popular employment area located to the north of Bletchley, accessed from the V4 Watling Street and H10 Bletcham Way. The A5 trunk road is within 1 mile and Junctions 13 and 14 of the M1 are approximately 5 miles away.

There are extensive retail and leisure facilities including Ikea, Asda Superstore and the MK Dons Stadium facility within a short distance.

Description

The premises comprise a detached warehouse/production unit of concrete frame construction with brick clad elevations beneath a quadruple pitched roof structure with glazed panels, reinforced concrete floor and two-storey office/ancillary accommodation.

Internally the warehouse has a minimum eaves height of 3m rising to 4.26m and is currently fitted out with a full suspended ceiling incorporating lighting throughout. Loading access is via a single ground level concertina door (2.96m high x 2.32m wide) to the side elevation.

The two storey offices provide both open plan and cellular accommodation with suspended ceilings incorporating recessed lighting and heating.

Externally there is hard standing providing car parking to the front elevation. It should be noted there is no service yard, and loading access is shared with the adjoining occupier.

Services

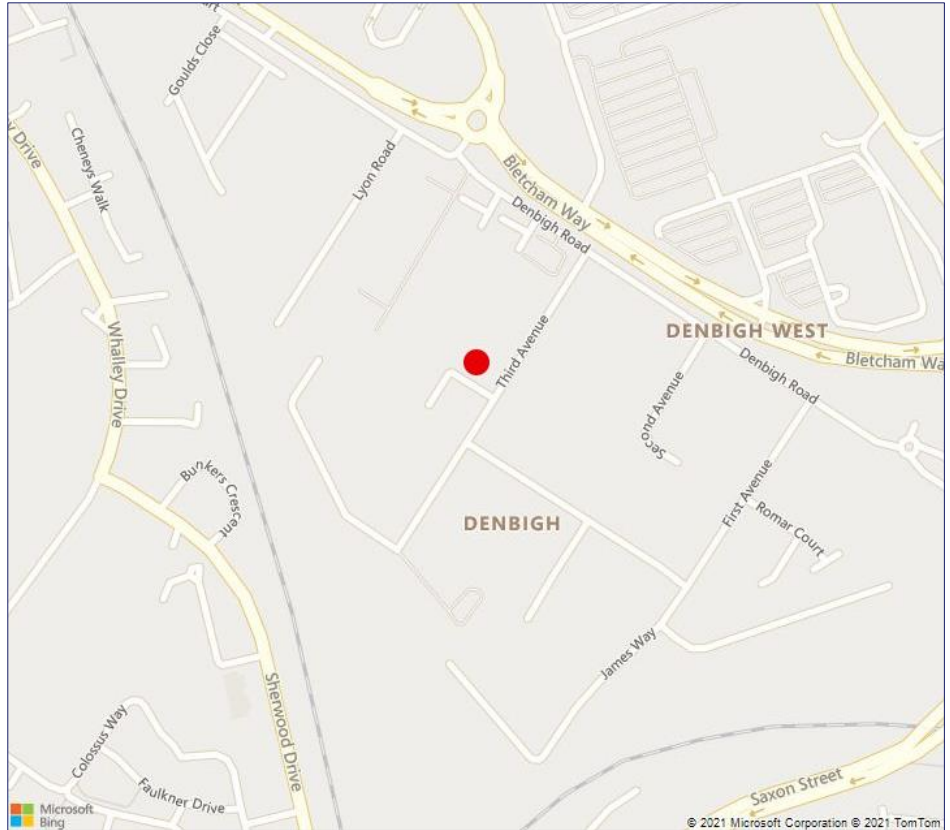
All mains services including water, drainage, gas and three phase power are believed to be connected to the property. Bidwells have not tested any of the available services and interested parties are advised to make their own investigations as to their condition.

Terms

The property is offered by way of a new full repairing and insuring lease for a term of years to be agreed.

Value Added Tax

Prices, outgoing and rental quoted are exclusive of VAT, which may be charged in addition at the standard rate.



Accommodation

	sq ft	sq m
Ground Floor	12,060	1,120.40
First Floor Offices/Ancillary	2,853	265.08
Total	14,913	1,385.48

Additional Information

Rates

We understand that the premises have a Rateable value of £38,250 as at the 1st April 2021. Interested parties are advised to make their own enquiries to the Local Rating Authority, Milton Keynes Council (t: 01908 691 691) to verify this information.

Legal Costs

Each party will be responsible for their own legal costs.

EPC

The EPC rating of this property is D 83. The certificate and full report are available on request.

Postcode

MK1 1EP

Enquiries

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