



**UNIT 1 HEATHFIELD COURT, STACEY BUSHES INDUSTRIAL ESTATE,
STACEY BUSHES, MILTON KEYNES, MK12 6HP**

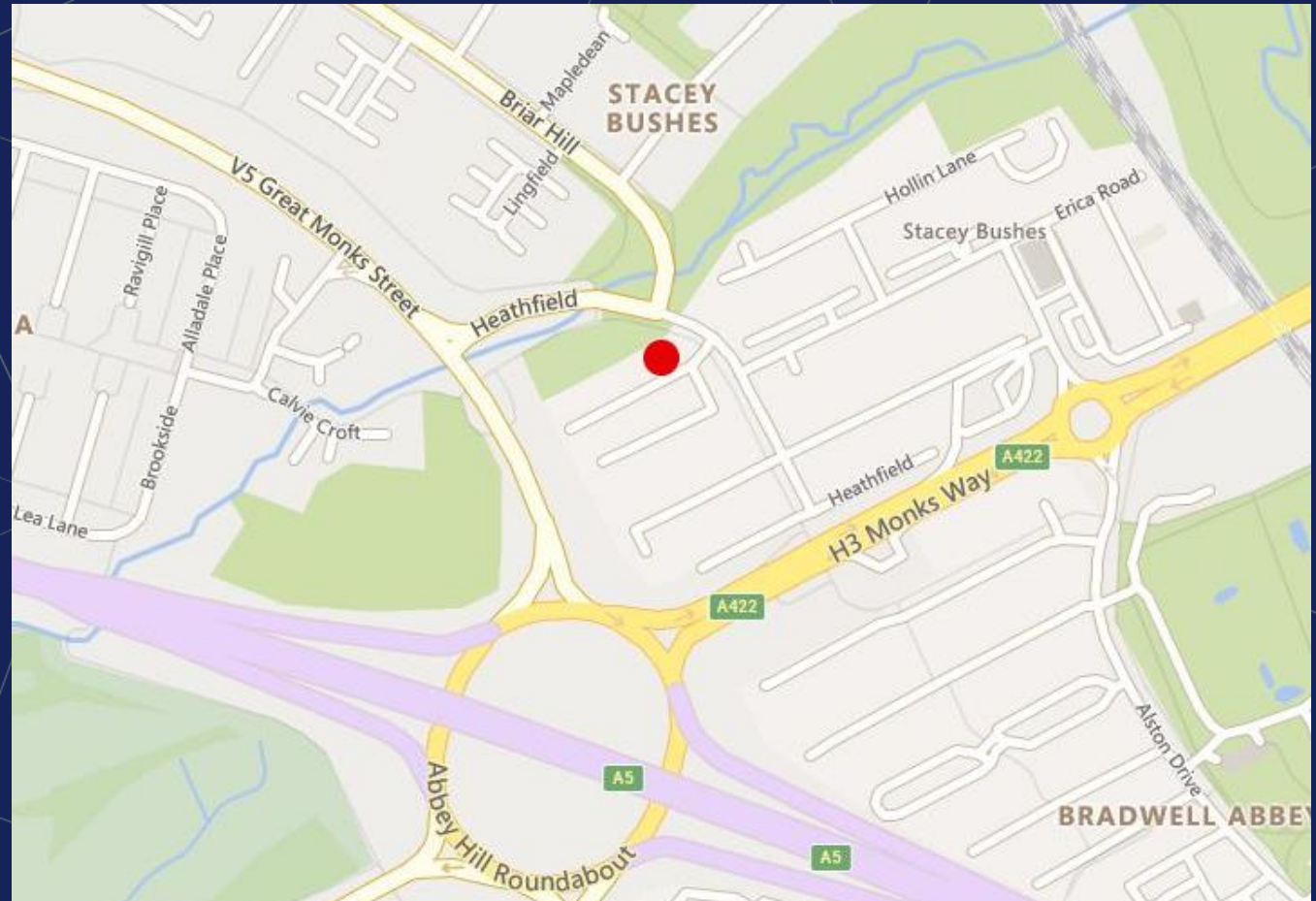
TO LET | INDUSTRIAL: 2,180 SQ FT (202 SQ M)



LOCATION

Heathfield Court is part of the Stacey Buses employment area in Milton Keynes. The development is approximately 1.5 miles north of Central Milton Keynes and immediately adjacent to the Abbey Hill interchange of the main A5 dual carriageway. Junction 14 of the M1 motorway is approximately 5 miles away.

Occupiers and amenities in the area include Screwfix, Toolstation, Subway, KFC, Lexus and two petrol filling stations.



SUMMARY



Description

The premises comprise an end of terrace warehouse/production unit situated in a prominent location at the entrance to Heathfield Court close to its junction with Erica Road.

The unit is of steel frame construction with a mixture of brickwork and steel clad elevations beneath a pitched roof structure incorporating glazed panels which provide good natural light.

Internally the unit has a minimum eaves height of 3.65m, partitioned office/trade counter area with suspended ceiling incorporating lights which is independently accessed from the front of the unit.

Externally there is car parking to the front/side elevation with loading to the front of the unit via a single ground level loading door.

Additional information:

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

Additional information

Terms

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

Full details are available on application to the agent.

Rates

We understand the unit has a current Rateable Value of £16,750. Interested parties are advised to make their own enquiries to the Local Rating Authority, Milton Keynes City Council (t: 01908 253794) to verify this information.

Legal costs

Each party to be responsible for their own legal costs incurred in the transaction.

Value added tax

All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

EPC

The Energy Performance Rating of this property is E 110. The certificate and full report are available on request.

Postcode

MK12 6HP.

ACCOMMODATION

Unit 1 Heathfield

Description	Sq ft	Sq m
Total	2,180	202.53

The unit is measured on a Gross Internal Area basis.



01908 202 190
bidwells.co.uk


BIDWELLS

GALLERY



01908 202 190
bidwells.co.uk


BIDWELLS

GALLERY



Enquiries

Bidwells

Paul Davies

01908 202 196

07944 774 137

Paul.davies@bidwells.co.uk

Joint Agents, Louch Shacklock

Graham Young

01908 224760

graham@louchshacklock.com

Important notice

Bidwells LLP act for themselves and for the vendors/landlords of this property, whose agents they are, give notice that:

Nothing contained in these particulars or their contents or actions, both verbally or in writing, by Bidwells LLP form any offer or contract, liability or implied obligation to any applicants, viewing parties or prospective purchasers of the property to the fullest extent permitted by law and should not be relied upon as statements or representative of fact. No person in the employment of Bidwells LLP or any joint agents has authority to make or give any representation or warranty whatever in relation to this property. Any areas of measurements or distances are approximate. The text, photographs and plans are for guidance only, may not be to scale and are not necessarily comprehensive. No assumptions should be made that the property has all necessary planning, building regulation or other consents. Bidwells LLP has not carried out a survey, nor tested the services, appliances or facilities. Purchasers must satisfy themselves by inspection or otherwise. All rentals and prices are quoted exclusive of VAT unless otherwise stated.

Prospective purchasers and tenants will be asked to produce identification of the intended purchaser/tenant and other documentation in order to support any conditional offers submitted to the vendors. Bidwells LLP accepts no liability of any type arising from your delay or other lack of co-operation. We may hold your name on our database unless you instruct us otherwise.

OS licence no. ES 100017734. © Copyright Bidwells LLP 2017. Bidwells LLP is a limited liability partnership registered in England and Wales (registered number OC 344553). Registered office is Bidwell House, Trumpington Road, Cambridge CB2 9LD where a list of members is available for inspection. Your statutory rights are not affected by this notice.

UNIT	SIZE		QUOTING RENT (£/PAX)	RATEABLE VALUE	EPC RATING	STATUS
	SQ FT	SQ M				
1 Heathfield	2,180	202	£30,520	£16,750	E - 111	AVAILABLE
7 Heathfield	1,528	141	£21,400	£11,250	D – 99	AVAILABLE
19 Heathfield	16,479	1,531	£156,551	£92,000	D – 96	AVAILABLE

Prospective occupiers are advised to check the rates payable by contacting the Local Rating Authority, Milton Keynes Council on 01908 691 691. All rentals will be exclusive of VAT.

Enquiries

Paul Davies
01908 202 196
paul.davies@bidwells.co.uk

STACEY BUSHES INDUSTRIAL ESTATE STACEY BUSHES MILTON KEYNES TO LET