louchshacklock
and partners LLP

FOR SALE/TO LET
DETACHED INDUSTRIAL PREMISES
11,357 sq ft (1,055 m^2)

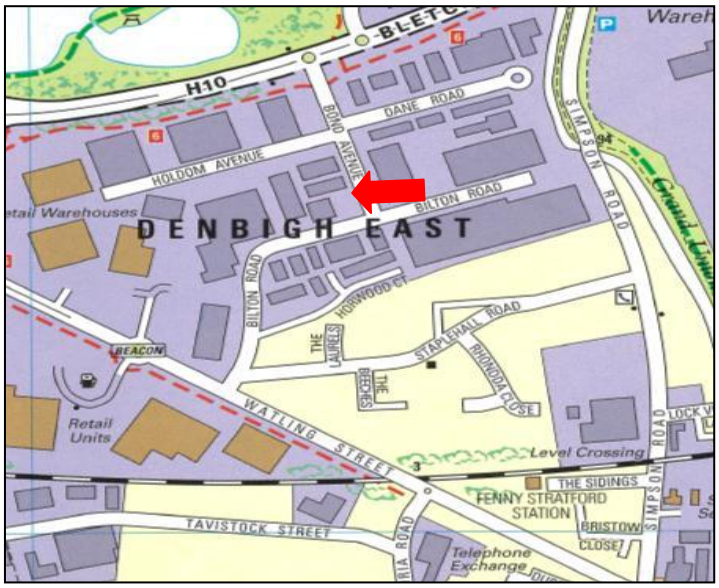
BOND AVENUE DENBIGH EAST
MILTON KEYNES MK1 1SW

- **DETACHED BUILDING IN EXCELLENT CONDITION**
- **WELL-EQUIPPED PRODUCTION/WAREHOUSE AREA**
- **TWO STOREY OFFICES**
- **MAIN ROAD FRONTAGE**
- **CLOSE TO A5 AND MAJOR GRID ROADS**
- ***ADJOINING PROPERTY 9A BILTON ROAD ALSO AVAILABLE***

BOND AVENUE, DENBIGH EAST MK1 1SW

Location

Denbigh East is an established employment area close to the A5 dual carriageway and accessed directly from H10 Bletcham Way and V7 Saxon Street, two of the main urban "grid" roads in Milton Keynes. It is approximately 1 mile from Bletchley town centre and 4 miles from Central Milton Keynes.



Description

The available Bond Avenue property is a detached building of concrete frame construction with facing brick elevations. The two-storey offices have double-glazed aluminum framed windows. The property was re-roofed and refurbished by the current owner-occupier.

Specification

- Central heating and comfort cooling to the offices
- Computer network cabling
- Kitchen facilities
- Male and female toilet facilities
- Single surface level loading door
- 3-phase electricity supply
- Heating and lighting to the production/warehouse area

Energy Performance Certificate

The full report and recommendations are available upon request.

Floor Areas and Availability

	Gross Internal Floor Area (m^2)	Gross Internal Floor Area (sq ft)
Production/Warehouse	183	7,382
Offices	118	3,975
TOTAL	**1,055**	**11,357**

Terms and Tenure

The freehold interest in the property is available For Sale. Alternatively a new fully repairing and insuring lease is available for a term to be agreed.

Price/Rent

Sale price: £650,000 exclusive.

Rent: £39,750 pa exclusive.

Services

We understand that mains electricity, gas, water, data and telephone services are provided, but we have not tested any of these services.

Business Rates

PROPERTY ADDRESS	RATEABLE VALUE 2010	ESTIMATED RATES PAYABLE 2012/13
BOND AVENUE	£24,250	£11,107

Interested parties should contact Milton Keynes Council to verify the amount of business rates payable (Tel: 01908 253794).

VAT

All rents, prices and premiums are stated exclusive of VAT.

Viewing and Further Information

Jonathan Whittle at the sole agents
Louch Shacklock & Partners LLP

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Subject To Contract

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