



louchshacklock
and partners LLP

01908 224 760
www.louchshacklock.com



**UNITS 1&2 | BLACKHILL DRIVE | WOLVERTON MILL
MILTON KEYNES | BUCKINGHAMSHIRE | MK12 5TS**

BUSINESS UNIT TO LET

6,964 - 14,655 sq ft / 647 - 1,361 m²

- High Office content industrial units
- Sub lease / Assignment available - lease expiry March 2024
- Available separately or combined
- 2 level access doors
- Car parking and rear yard

Location

Blackhill Drive is located in the Wolverton Mill employment area which is situated adjacent to the A5 dual carriageway northwest of Central Milton Keynes.

Central Milton Keynes benefits from the Centre:MK covered shopping centre and a fast rail link between London (Euston) and Birmingham (New Street).

Description

Unit 1&2 Blackhill drive are 2 units of steel frame construction with elevations of facing brick and insulated micro-rib steel cladding, beneath a pitched tiled roof. There are aluminium framed windows to the front and side elevations with a level access door to the rear of each unit. The warehouse space is currently configured in each unit for additional office seating in an open plan layout.

The site is self-contained with car parking and a loading yard to the rear. On the first floor of both units are additional offices and meeting room space with a kitchenette.

Terms & Tenure

The property is available by way of an assignment of sub-lease until March 2024. Alternatively a new lease for a term may also be agreed.

Passing Rent

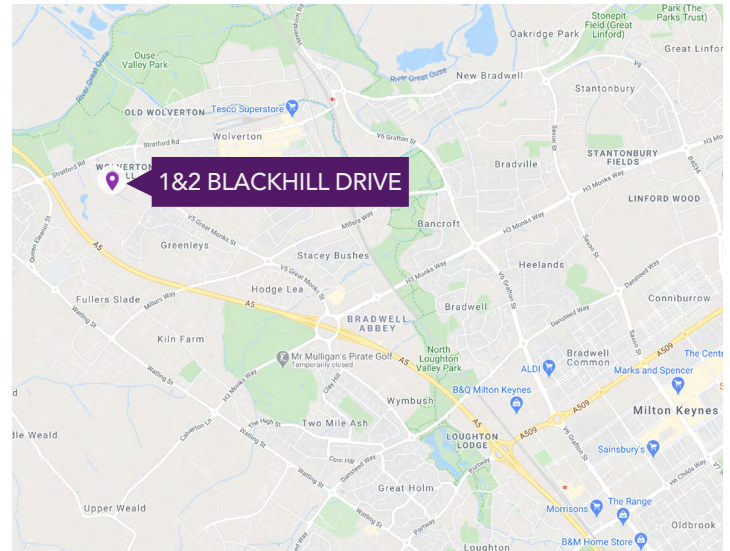
£119,000 pa exclusive, payable quarterly in advance.

Floor Areas

	Gross Internal Floor Area (m ²)	Gross Internal Floor Area (sq ft)
Unit 1 Ground Floor (offices/warehouse)	371.9	4,002
Unit 1 First Floor (offices)	352	3,788
Unit 2 Ground Floor (offices/warehouse)	354.1	3,811
Unit 2 First Floor (offices)	291.8	3,140
TOTAL	1369.42	14,741

EPC

The Energy Performance Asset Rating for the property is ???.



Business Rates

	Rateable Value (2017)	Estimated Rates Payable (2020/21)
1&2 Blackhill Drive	£85,000	£42,850

VAT and SDLT

All rents and prices quoted are exclusive of Value Added Tax (VAT) and Stamp Duty Land Tax (SDLT) and intending lessees or purchasers should make their own enquiries regarding liability for VAT and SDLT.

Viewing and further information:

Chris McClure



DDI: 01908 224767

chris@louchshacklock.com