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**3 INTEGRA:MK | THORNTON CHASE | LINFORD WOOD
MILTON KEYNES | MK14 6FD**

WAREHOUSE/PRODUCTION UNIT TO LET

10,743 sq ft / 998 m²

- Modern warehouse premises
- Constructed in 2007
- Excellent location close to M1 (J14) and Central Milton Keynes
- Fully-fitted 1st floor office accommodation
- Warehouse with 8.0m minimum clear eaves height
- Two loading doors and 16 car parking spaces



Location

Integra:MK is a modern industrial park in the Linford Wood district of Milton Keynes, constructed to a high quality specification in 2007. Integra:MK is 1.5 miles to the North of Central Milton Keynes and approximately 3 miles to the West of Junction 14 of the M1 motorway. The estate is accessed from Foxhunter Drive, directly connected to H3 Monks Way (A422), one of the town's main urban "grid road" dual-carriageways. The A5 dual carriageway is 1 mile to the East at Abbey Hill roundabout. Major occupiers in Linford Wood include EGR Europe, Panasonic Electric Works, TalkTalk, Hughes Network Systems Europe, DRS Data Research Systems and Tensator.

Description

Unit 3 Integra:MK is an end of terrace steel-framed warehouse/production unit. The warehouse area has a minimum internal clear height of 8.0m and two electronically operated surface level loading doors. The property has fully-fitted offices at first floor level with extensive glazing to the front elevation and accessible raised floors with electrical points.

There are 16 allocated car parking spaces and use of extensive estate car parking.

Specification

- ✓ Warehouse/production area with internal minimum clear height of 8.0m
- ✓ Large shared service yard and 16 car parking spaces
- ✓ Fully-fitted first floor offices
- ✓ Attractive modern construction from high quality materials
- ✓ Two surface level loading doors

Terms and Tenure

The property is available by means of a new fully repairing and insuring lease.

Rent

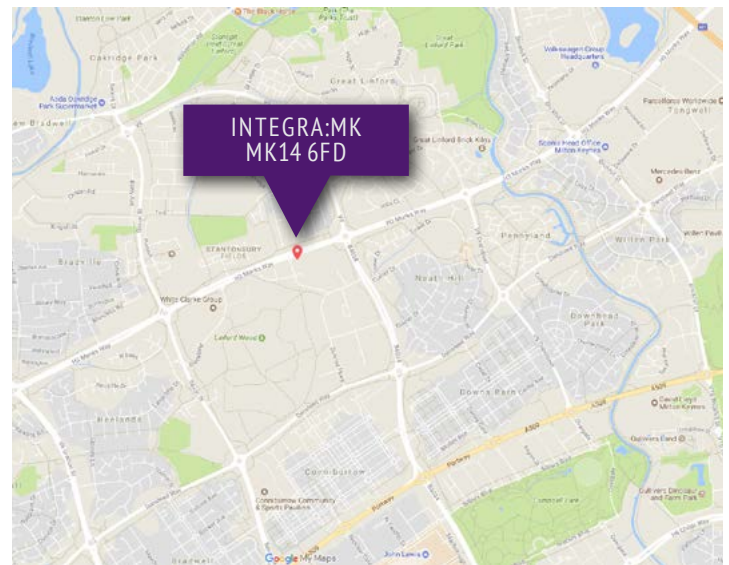
£83,258 pa exclusive, payable quarterly in advance.

Estate Service Charge

There is an estate service charge payable as a contribution to the maintenance and management of common parts of the estate, based upon floor area occupied as a proportion of the total estate floor area.

Business Rates

Property Address	Rateable Value 2017	Estimated Rates payable 2017/18
3 Thornton Chase	Not separately assessed	£17,800



Energy Performance Certificate

The property has an EPC Asset Rating of C(52).
The certificate be viewed by clicking here:

Floor Areas

	Net Internal Area* (m ²)	Gross Internal floor area (sq ft)
Ground floor warehouse/production area and ancillary	743	7,993
First floor offices	255	2,750
TOTAL	998	10,743

Viewing and further information:

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