

DAWSON ROAD

Mount Farm Bletchley Milton Keynes MK1 1LH



TO LET

Production / Warehouse units

Brown&Lee

01908 508100

brownandlee.com



Production/Warehouse units with common service yard.



Standard industrial units with two storey offices.



From 4,540 to 17,832 sq ft
(422 - 1,657 sq m)



Separate rear loading and parking.



Adjacent to the A5 trunk Road to the south of Milton Keynes.
Close to Stadium:MK complex.



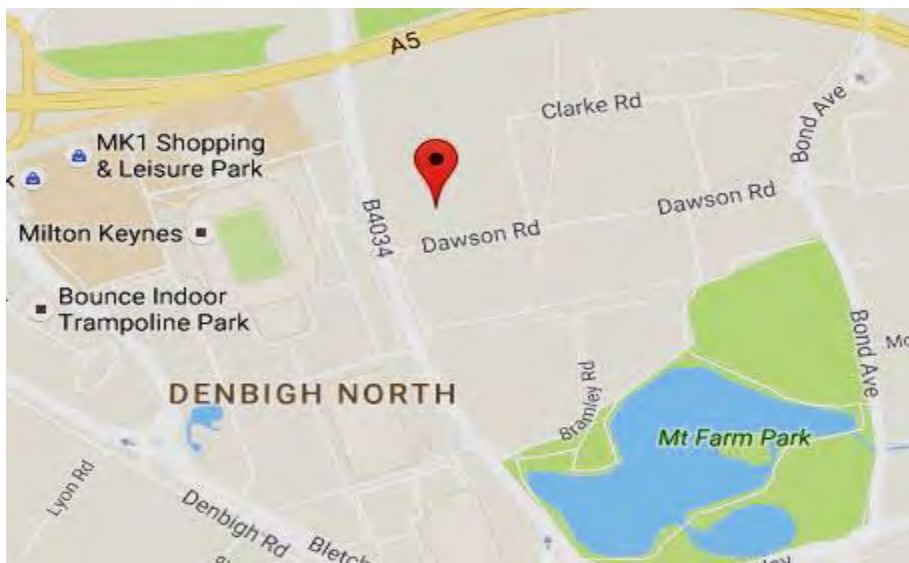
LOCATION

- Dawson Road is opposite the MK Stadium, IKEA, and Asda stores. It is adjacent to the A5 trunk road to the south of Milton Keynes city centre, giving good access to junctions 13 and 14 of the M1.



DESCRIPTION

- The units are terraced properties with common service yard.
- Front two storey offices with heating and lighting. Internal eaves height up to 5.5 m.
- Steel portal frame construction with plastic coated steel cladding.
- 3 phase electricity. Some units have warehouse lighting.



ACCOMMODATION

- Gross Internal Area: See availability.



PARKING

- There is ample communal parking available on site.



RATES

- Rates information is included on the availability schedule.



TERMS

- A new lease for a minimum of 3 years is available.



EPC

- The Energy Performance Asset Ratings are noted on the availability schedule.



VIEWING

To view or for further information, please contact:

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Dawson Road Mount Farm MK1 1LJ Availability schedule

Unit	Address	GIA Sq ft	Rent		Rateable Value 2018	Service charge	EPC Rating	Status
			Per annum	Psf				
3	Dawson Road	7,192	£37,750	£5.25	£31,750	£2,981.74	E102	Under offer
11	Dawson Road	7,247	£38,050	£5.25	To be confirmed	£3,102	D83	Under offer
12	Dawson Road	6,148	£32,300	£5.25	To be confirmed	£2,625	D83	Under offer
14	Dawson Road	7,160	£46,540	£6.50	To be confirmed	£2,968.48	D76	Available
15	Dawson Road	4,560	£24,000	£5.25	£20,500	£1,877.69	D91	Under offer
16	Dawson Road	4,534	£25,000	£5.50	£19,500	£1,879.76	D81	Available

- 3 Dawson Road is due to be refurbished and will be available in late 2018.
- Units 11 & 12 were previously occupied in a single ownership and there are openings between each unit. They will be available as individual or combined units.
- Rentals are quoted per annum exclusive.
- VAT is charged on rent and service charge.
- Rent is payable quarterly in advance.
- The figure for rates is not the amount payable, which should be checked with Milton Keynes Council.
- Service charge costs are budget figures for the year to 31st March 2018.

For more information contact :

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