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**UNIT 2 GRAMPIAN GATE | WINTERHILL | MILTON KEYNES | MK6 1BD**

## RETAIL WAREHOUSE PREMISES TO LET

4,725 sq ft / 439 m<sup>2</sup>

- Retail warehouse premises to let
- Prime retail location close to Central Milton Keynes
- Extensive glazed frontage
- Customer car parking and separate rear service yard
- May suit alternative uses (subject to planning and landlord's consent)



## Location

Grampian Gate is a main estate road within the Winterhill retail park in Milton Keynes, connecting the V6 Grafton Street and Snowdon Drive. Winterhill is a prime retail warehouse destination within close proximity of Milton Keynes Central railway station. Nearby occupiers in Winterhill include Wickes, Homebase, The Range, Dreams and Oak Furnitureland.

## Description

Unit 2 Grampian Gate is a steel framed retail warehouse premises with a reinforced concrete floor slab and steel panel clad elevations with a microrib profile finish. The premises has a 15m width glazed frontage and a large brick paved customer car parking area.

The retail warehouse area has a minimum internal eaves height of 5.5m, rising to 6.4m at the apex of the structural frame. The property is equipped with heating, lighting, intruder alarm, kitchen and toilet facilities. There is a single roller shutter loading door at the rear of the premises measuring approximately 4.45m x 5.1m.

## Specification

- Retail warehouse premises with a glazed frontage of 15m
- Large customer car parking area and separate service yard
- Heating, lighting, kitchen and toilet facilities
- Prime retail park location close to Milton Keynes Central station
- Excellent level of natural light throughout

## Lease Terms

The property is available by means of an assignment of the existing lease expiring 31st January 2022.

Alternatively a new lease may be available upon terms to be agreed.

## Rent

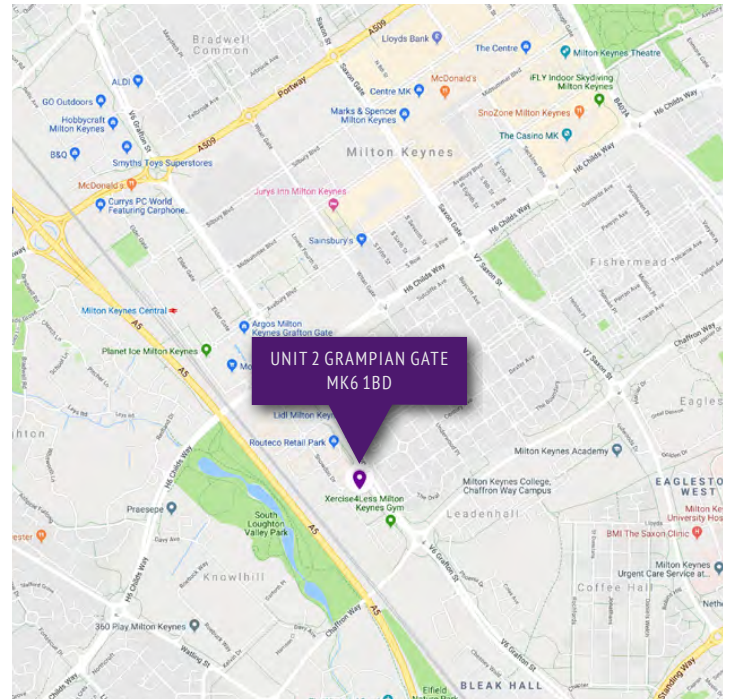
£87,500 pa exclusive payable quarterly in advance.

## Service Charge

There is a service charge payable as a contribution towards the maintenance and management of the common parts of the estate.

## Floor Areas

	Net Internal floor area (m <sup>2</sup> )	Net Internal floor area (sq ft)
Unit 2 Grampian Gate	439	4,725



## Business Rates

	Rateable Value (2017)	Estimated Rates Payable (2018/19)
Unit 2 Grampian Gate	£76,000	£37,470

## EPC

The property has an EPC Asset Rating of [To Be Confirmed].

## Viewing and further information:

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