

# 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:

**ANDREW DUDLEY or MARK HANNAM**

**BROWN & LEE**

**DDI: 01908 340934 / 01908 340937**

**E: [andrew.dudley@brownandlee.com](mailto:andrew.dudley@brownandlee.com)**

**[mark.hannam@brownandlee.com](mailto:mark.hannam@brownandlee.com)**

**BROWN & LEE LLP**

**[www.brownandlee.com](http://www.brownandlee.com)**

15 FURZTON LAKE | SHIRWELL CRESCENT | FURZTON | MILTON KEYNES | MK4 1GA | [www.brownandlee.com](http://www.brownandlee.com)

## Dawson Road Availability schedule

Unit	Address	GIA Sq ft	Rent		Rateable Value 2017	Service charge	EPC Rating	Status
			Per annum	Psf				
3	Dawson Road	7,192	£37,750	£5.25	£31,750	£3,102	E102	Under offer
10	Dawson Road	4,558	£22,800	£5.00	To be confirmed	£1,955	D83	Available
11	Dawson Road	7,247	£36,250	£5.00	To be confirmed	£3,102	D83	Available
12	Dawson Road	6,148	£30,750	£5.00	To be confirmed	£2,625	D83	Available

- 3 Dawson Road is due to be refurbished and will be available in late Q1:2018.
- Units 10, 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.
- Units 10, 11 & 12 will not be refurbished and will be available in current condition.
- 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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**andrew.dudley@brownandlee.com**

**or MARK HANNAM**  
**01908 340937**  
**mark.hannam@brownandlee.com**