

To Let

Industrial / Workshop Property

Warehouse / Workshop Accommodation

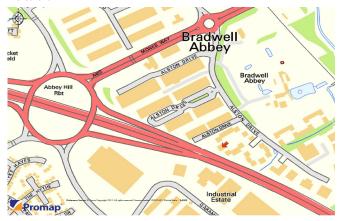
Unit 49 Abbey Court, Bradwell Abbey, Milton Keynes, MK13 9HB



- 1,691 Sq Ft (157 Sq M)
- MK Group Security located close by
- Good parking allocation

Unit 49 Abbey Court, Bradwell Abbey, Milton Keynes, MK13 9HB

Location



Bradwell Abbey is located approximately 2 miles to the north west of Central Milton Keynes and Milton Keynes central railway station. There is easy access to the A5 dual carriageway and Junction 14 of the M1 motorway is just 10 minutes away on the town's comprehensive road system. The adjacent A422, Monks Way, extends outside the town to form the Newport Pagnell Bypass and is the main Bedford to Buckingham link.

Description

A mid terrace industrial / workshop unit of steel portal frame construction with brickwork external to eaves and steel clad roof above. Internally, the premises comprise ground floor office accommodation, WC facilities and open plan workshop.

Externally, the property benefits from allocated parking with separate common parking opposite the property.

- Double glazed aluminium framed frontages
- Internal clear height of 2.85m
- Floor load bearing capacity of 25kN per sq m
- All main services

Accommodation

The property has been measured in line with the RICS Code of Measuring Practice (6th Edition) and the following gross internal areas apply:

Floor Area	sq ft	sq m
Total GIA	1,691	157

VAT

All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

Legal Costs

Each party to be responsible for their own legal costs incurred in any transaction.

The property is available by way of a new full repairing and insuring lease for a term of years to be agreed.

All main services are connected to the property, none of which have been tested or warranted.

Available upon request.

Service Charge

The annual approximate service charge for the general upkeep of the estate equates to £422.

Viewing and Further Information

Viewing strictly by prior appointment with the joint agents:

Paul Quy Lambert Smith Hampton 01908 604630 pquy@lsh.co.uk

March 2019



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ABBEY COURT, BRADWELL ABBEY MILTON KEYNES

Availability Schedule

March 2019

Unit No	Size	Quoting Rental	Service Charge Estimate	EPC Rating	Status
45	1,405 sq ft (131 sq m)	£15,455	£351	E119	Available
49	1,691 sq ft (157 sq m)	£18,600	£422	C71	Available
60	741 sq ft (68 sq m)	£9,000	£185	F137	Available
64	1,400 sq ft (130 sq m)	£15,400	£350	D86	Available

All figures quoted are exclusive of VAT and other occupational costs.

CONTACT:

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