

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.

Terms

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

Services

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

EPC

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

**Lambert
Smith
Hampton**

01908 604 630

© Lambert Smith Hampton

Disclaimer: Lambert Smith Hampton Group Limited and its subsidiaries and their joint agents if any ("LSH") for themselves and for the seller or landlord of the property whose agents they are give notice that:

- These particulars are given and any statement about the property is made without responsibility on the part of LSH or the seller or landlord and do not constitute the whole or any part of an offer or contract.
- Any description, dimension, distance or area given or any reference made to condition, working order or availability of services or facilities, fixtures or fittings, any guarantee or warranty or statutory or any other permission, approval or reference to suitability for use or occupation, photograph, plan, drawing, aspect or financial or investment information or tenancy and title details or any other information set out in these particulars or otherwise provided shall not be relied on as statements or representations of fact or at all and any prospective buyer or tenant must satisfy themselves by inspection or otherwise as to the accuracy of all information or suitability of the property.
- No employee of LSH has any authority to make or give any representation or warranty arising from these particulars or otherwise or enter into any contract whatsoever in relation to the property in respect of any prospective purchase or letting including in respect of any re-sale potential or value or at all.
- Price or rent may be subject to VAT and any prospective buyer or tenant must satisfy themselves concerning the correct VAT position.
- Except in respect of death or personal injury caused by the negligence of LSH or its employees or agents, LSH will not be liable, whether in negligence or otherwise howsoever, for any loss arising from the use of these particulars or any information provided in respect of the property save to the extent that any statement or information has been made or given fraudulently by LSH.
- In the case of new development or refurbishment prospective buyers or tenants should not rely on any artists' impressions or architects' drawings or specification or scope of works or amenities, infrastructure or services or information concerning views, character or appearance and timing concerning availability or occupation and prospective buyers or tenants must take legal advice to ensure that any expectations they may have are provided for direct with the seller or landlord and LSH shall have no liability whatsoever concerning any variation or discrepancy in connection with such matters.

**ABBAY 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:

PAUL QUY

LAMBERT SMITH HAMPTON

MIDSUMMER COURT, 314 MIDSUMMER BOULEVARD, MILTON KEYNES MK9 2UB

01908 604630

pquy@lsh.co.uk

Disclaimer: Lambert Smith Hampton Group Limited ("LSH") (and their joint agents where applicable) for themselves and for the Vendors or Lessors of the property whose agents they are give notice that: (i) these particulars are given without responsibility of LSH or the Vendors or Lessors as a general outline only for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (ii) LSH cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; (iii) No employee of LSH (and their joint agents where applicable) has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property; (iv) VAT may be payable on the purchase price and/or rent, all figures are quoted exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; (v) Except in respect of death or personal injury caused by the negligence of LSH, its employees or servants, LSH will not be liable, whether in negligence or otherwise howsoever, for any loss arising from the use of these particulars save to the extent that any statement made in these particulars has been made fraudulently by LSH.