

To Let

10,550 sq ft

**Unit 4, Newmarket Court,
Chippenham Drive, Milton Keynes, MK10 0AQ**



Location:

The property is located in the highly prominent Newmarket Court, a well-located business estate in the Kingston area of Milton Keynes.

Newmarket Court has access to Chippenham Drive which is approximately 1 mile to the A421 providing access to the M1 (Junction 13) and the A5 to central Milton Keynes.

Description:

The property comprises a warehouse of steel portal frame construction with metal clad elevations including a glazed front atrium. The roof is pitched metal clad with roof lights. The property benefits from two storey offices on the front elevation, consisting of perimeter trunking, gas central heating, suspended ceiling with fluorescent lighting and air conditioning.

Both floors consist of male and female toilets plus kitchen facilities.

The warehouse to the rear benefits from one level access roller shutter door and an eaves height of approximately 6.5m.

Externally there are parking spaces to front of the unit, and an open service yard to the rear.

There is also a substantial mezzanine in the warehouse which is used for storage.



James Saxby

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Accommodation:

The property comprises the following approximate floor areas:

	Sq m	Sq ft
Ground floor area	819.62	8,822
First floor area	160.48	1,727
Total	980.10	10,550

The above areas have been calculated in accordance with the RICS Code of Measuring Practice on an approximate Gross Internal Basis and must be verified by interested parties.

There is also an additional storage mezzanine in the warehouse which measures approximately 4,789sq ft (444.92sq m). This can either be left in situ or removed.

Tenure:

Leasehold.

Use:

We understand the property benefits from B1 (Light Industrial) and B8 (Storage & Distribution) Planning Consent.

Terms:

The property is available by way of a sub-lease or assignment which expires 29 September 2026. The current passing rent is £70,335 per annum exclusive.

There is a rent review on 28 September 2021, on an upwards only basis to the open market value.

We understand, the lease is contracted inside the Landlord and Tenant Act (1954). Further details are available upon request.

Service Charge:

The service charge is running at approximately £0.48p per square foot.

Rating:

The property has a Rateable Value of £55,500per annum.

Interested parties are advised to make their own enquiries to the local authority regarding the rates liability.

Energy Performance Certificate:

C Rating.

VAT:

All figures quoted are exclusive of VAT which will be charged at the prevailing rate.

Viewing:

All viewings are strictly by appointment only via the joint agents, details below.

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