



# TO LET

## INDUSTRIAL PREMISES

**Milton Keynes, MK1 1LG,**  
Unit 32 Clarke Road  
Mount Farm  
734 sq m (7,901 sq ft)

### LOCATION

Clarke Road is located off Dawson Road within the Mount Farm employment area which is accessed directly from the V7 Saxon Street and V8 Marlborough Street, two of the major urban "grid roads" in MK. The estate is within very close proximity to the H10 Bletcham Way and the A5 junction at Fenny Lock. Mount Farm is home to many major occupiers in the warehousing and distribution sector including Yokohama, Lupprians, Dawson Rentals Vans, Tesco and Yodel.

### DESCRIPTION

Units 32 comprises a refurbished mid terrace industrial / warehouse premises with first floor offices and ground floor reception. The warehouse accommodation provides a clear minimum eaves height of approximately 5.5m and is accessed from the rear via roller shutter doors measuring approximately 4m wide by 5m high.



**Recently refurbished**

**First floor offices**

**5.5m min eaves  
height**





## ACCOMODATION

The unit comprises the following gross internal areas:

	SQ FT	SQ M
Warehouse Area	7,180	667.09
Office and WC	721	67
Total	7,901	734.02

## RENTAL

£49,400 per annum (£6.25 per sq.ft).

## SERVICE CHARGE

An estate service charge is payable for the maintenance and management of the estate's common parts and services. The service charge is available on application

## OTHER LEASE TERMS

The Tenant shall accept full responsibility for repairs to the property during the lease term.

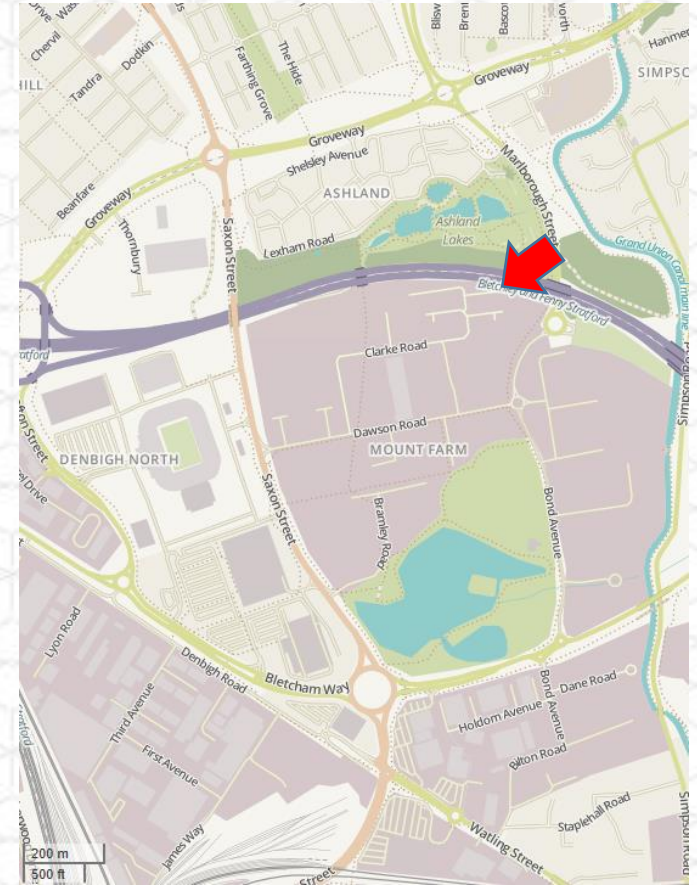
A rental deposit may be required.

The Landlord will recover its costs in insuring the buildings. Full details can be provided on application.

## RATING ASSESSMENT

Unit 32 has a Rateable Value of £34,049

2017/18 rates liability approx £16,309.47. Interested parties should verify this information.



## ENERGY PERFORMANCE CERTIFICATE

Energy Performance Asset Rating:- Band D (88).

Full copies of the EPCs are available for inspection if required.

## LEGAL COSTS

The lease shall be drafted in the Landlord's standard form, enabling early occupation if required. If the Tenant should require amendment of the Landlord's standard tenancy a charge may be administered

## VIEWING

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