



11 GARAMONDE DRIVE  
WYMBUSH | MILTON KEYNES | MK8 8DF

## WAREHOUSE/PRODUCTION UNIT TO LET

8,625 sq ft (801.26m<sup>2</sup>)

- Open-plan production / storage accommodation
- 5.5m loading heights
- First floor office / Ground floor reception
- Gated service yard & estate CCTV

## Location

Wymbush is situated on the A5 trunk road is accessed from two of MK's major urban "grid roads" V5 Great Monks Street and H4 Danstead Way. Located approximately 1.5 miles from Central Milton Keynes and approximately 5.2 miles from Junction 14 of the M1.

The properties are located in the heart of the Clarendon & Garamonde Drive employment area, home to other major occupiers in Wymbush include Volkswagen Group (UK) Ltd, Sysmex UK, ThyssenKrupp Aerospace and Brioche Pasquier.

## Description

Unit 11 Garamonde comprises a self-contained end of terrace production / warehouse unit with loading access to the rear via a secured and monitored service yard. Personnel access to reception and offices is via the front elevation where communal parking is provided.

The unit provides open-plan production and warehouse accommodation with a minimum unrestricted loading height of approximately 5.5m. The unit is accessed for loading via a rear up and over sectional door measuring approximately 4.4m wide by 4.9m high.

Office accommodation is provided over two floors and includes reception, offices, WC and kitchen facilities.

## Specification

- ✓ Open-plan production / storage accommodation
- ✓ 5.5m loading heights
- ✓ First Floor Office / Ground floor receptions
- ✓ Gated service yard & estate CCTV

## Energy Performance Certificate

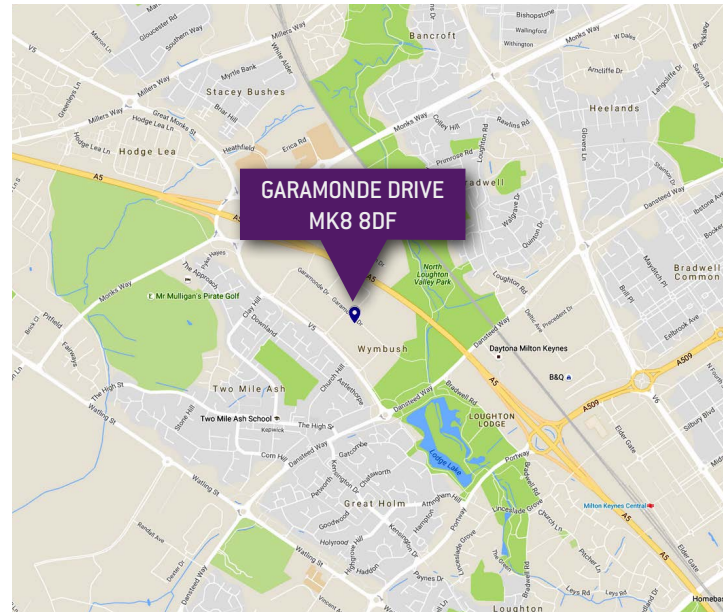
The property has an EPC rating of D-97.

## Terms and Tenure

The property is currently held on a full repairing lease for a period to 28th April 2020 and is available via subletting or assignment. Consideration will be given to a new lease direct from the Landlord, subject to the market rent. The current passing rent is £42,585pax + VAT.

## Business Rates

ADDRESS	Rateable Value 2017	Payable 2018/2019
11 Garamonde Drive	£35,000	£17,255



## VAT

All rents, prices and premiums are stated exclusive of VAT.

## Floor Areas

	Gross Internal floor area (sq ft)	Gross Internal floor area (m <sup>2</sup> )
Unit 11	8,625 sq ft	801.26 m <sup>2</sup>

## Viewing and further information:

Graham Young



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