

robinson
+ hall



- + Newly Refurbished Storage Unit
- + 280.85 sq m / 3,023 sq ft
- + Prominent location close to Milton Keynes
- + Good access links
- + Available Now



To Let

£25,000 Per Annum

**Dead Queen Barn, Stoke Road, Newton Longville, Milton Keynes,
Buckinghamshire MK17 0BQ**

**Dead Queen Barn, Stoke Road, Newton Longville,
Milton Keynes, Buckinghamshire MK17 0BQ**

Description

Newly refurbished storage unit in an excellent location close to Milton Keynes.

The unit offers large storage/workshop space with gross internal floor area of 280.85 sq m / 3,023 sq ft and maximum eaves height of 5.90m.

The unit benefits from one electric roller shutter doors (3 Phase power) and one pedestrian door. The unit also benefits from a concrete flooring and newly installed roof and metal sheet cladding.

The farm is secured with good access road and wooden gate.

Location

The unit is located approximately 0.9 miles to the east of Newton Longville, close to the A4146 providing access to Milton Keynes and Leighton Buzzard.

The unit is approximately 6.5 miles north of Leighton Buzzard and 8 miles west of Milton Keynes. The unit benefits from good access to transport networks, with the M1 within 14 miles and the M40 within 24 miles.

Services

We understand that mains electricity is available, however, we would recommend that all interested parties check with the relevant statutory authorities as to the existence, adequacy or otherwise of these services for their own purposes.

N.B. None of the services have been tested and it is the responsibility of the proposed tenant to satisfy themselves as to their operation / condition.

Terms and Tenure

The premises are to be offered to let by way of a new full repairing and insuring lease on terms to be agreed.

Business Rates

The property is currently not assessed for business rates but should rates become applicable then the tenant will be responsible for payment thereof.

Planning

The unit has planning consent for Class R which allows a change of use to Class B8 (storage or distribution). It is the proposed tenant's responsibility to satisfy themselves that any intended use will be compliant.

VAT

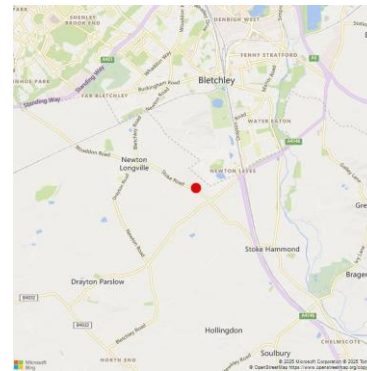
All rents, prices and premiums are stated exclusive of VAT under the Finance Act 1989. Accordingly, interested parties are advised to consult their professional advisers as to their liabilities, if any. Please note the advertised rent is exclusive of VAT and this will be applied.

Energy Performance Certificate Rating

The property does not currently require an EPC.

Viewings

Strictly by appointment through Robinson and Hall LLP.



**To arrange a viewing, please call:
Bedford Commercial
01234 351000 option 2**



Land and Property Professionals

**Unit 1, Highfield Court,
Highfield Road, Oakley,
Bedford, MK43 7TA**

Agent's Notes

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