



**7 GARAMONDE DRIVE
WYMBUSH | MILTON KEYNES | MK8 8DF**

WAREHOUSE/PRODUCTION UNIT TO LET

4,700 sq ft (436.63m²)

- 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 7 Garamonde comprises a self-contained mid-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

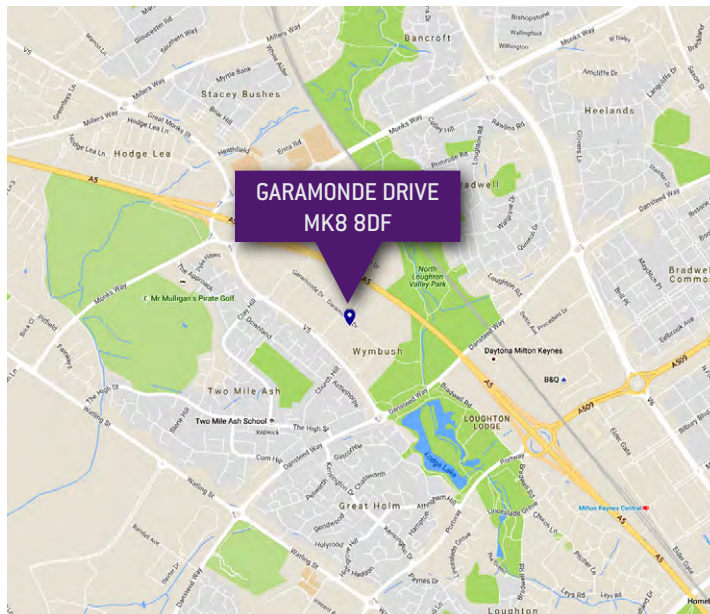
The property has an EPC rating of D-100.

Terms and Tenure

The property is currently held on a full repairing lease for a period to 23rd February 2024 and is available via subletting at the market rent of £30,550pa + VAT.

Business Rates

| ADDRESS | Rateable Value 2017 | Payable 2019/2020 |
|-------------------|---------------------|-------------------|
| 7 Garamonde Drive | £18,500 | £9,324 |



VAT

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

Floor Areas

| | Gross Internal floor area (sq ft) | Gross Internal floor area (m ²) |
|--------|-----------------------------------|---|
| Unit 7 | 4,700 sq ft | 436.63m ² |

Viewing and further information:

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