

11 MOUNT AVENUE, MOUNT FARM
MILTON KEYNES MK1 1LS



- SMALL END OF TERRACE BUSINESS UNIT
CLOSE TO A5 TRUNK ROAD
- 3.6M CLEAR EAVES HEIGHT
- REFURBISHED MAY 2012
- THREE-PHASE ELECTRICITY
- ON-SITE CAR PARKING

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Location

Mount Farm is an estate of 11 small industrial / warehouse units arranged in two terraces with common car parking and service areas. The Mount Farm employment area is located adjacent to the A5 trunk road and just a short distance to Bletchley Town Centre and Retail Parks. The location also affords good access to the MK grid road system via the V8 Marlborough Street.



Description

11 Mount Avenue comprises a single storey end of terrace industrial/warehouse unit of steel frame construction with steel horizontally profiled panels and part brick clad elevations. Internally the property has recently been refurbished and the Landlord is prepared to install a new studwork partitioned office, subject to terms & conditions.

Specification

- Loading is provided by up-and-over service door.
- Minimum internal clear height of 3.6m (11'8")
- 3-phase electricity supply.

Energy Performance Certificate

Available upon request.

Floor Area

| | Gross Internal Floor Area (m ²) | Gross Internal Floor Area (sq ft) |
|---------|---|-----------------------------------|
| Unit 11 | 182.55 | 1,965 |

Terms and Tenure

The property is available by means of a new full repairing and insuring lease for a term to be agreed and subject to periodic rent reviews.

Rent

£11,000 per annum + VAT

Service Charge

The landlord will recover a proportion of the costs of maintaining and managing common parts of the property. Further details are available upon request.

Business Rates

| PROPERTY | RATEABLE VALUE 2010 | ESTIMATED RATES PAYABLE 2012/13 |
|-----------------------------|---------------------|---|
| 11 Mount Avenue, Mount Farm | £8,200 | £1,353 (includes Small Business Rate Relief) |

Interested parties should contact Milton Keynes Council to verify the amount of business rates payable and for qualifications of Small Business Rate Relief (Tel: 01908 253794).

VAT

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

Viewing & Further Information

Graham Young at the sole agents **Louch Shacklock**:

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