



Industrial – 2,180 sq ft (203 sq m)

**In Brief**

- Prominent end of terrace unit
- Recently refurbished
- Small admin office/trade counter
- Single ground level loading door
- CCTV on site

**1 HEATHFIELD COURT, STACEY BUSHES,  
MILTON KEYNES MK12 6HP  
TO LET**

#### Location

Heathfield Court is part of the Stacey Bushes employment area in Milton Keynes. The development is approximately 1.5 miles north of Central Milton Keynes and immediately adjacent to the interchange of the main A5 dual carriageway. Junction 14 of the M1 motorway is approximately 5 miles away.

#### Description

The premises comprise an end of terrace warehouse/production unit situated in a prominent location at the entrance to Heathfield Court close to its junction with Erica Road.

The unit is of steel frame construction with a mixture of brickwork and steel clad elevations beneath a pitched roof structure incorporating glazed panels which provide good natural light.

Internally the unit has a minimum eaves height of 3.65m, partitioned office/trade counter area with suspended ceiling incorporating lights which is independently access from the front of the unit.

Externally there is car parking to the front/side elevation with loading to the front of the unit via a single ground level loading door.

#### Accommodation

The unit has a Gross Internal Area of approximately 2,180 sq ft (203 sq m).

#### Services

All mains services including water, drainage, gas and three phase power are believed to be connected to the property. Bidwells have not tested any of the available services and interested parties are advised to make their own enquiries as to their condition.

#### Terms

The units are offered by way of new full repairing and insuring lease for a term to be agreed. Full details are available on application to the agent.



#### Additional Information

##### Rates

We understand the unit as a current Rateable Value of £10,750. Interested parties are advised to make their own enquiries to the Local Rating Authority, Milton Keynes Council (t: 01908 691 691) to verify this information.

##### Legal Costs

Each party to be responsible for their own legal costs incurred in the transaction.

##### Value Added Tax

Prices outgoing and rentals are quoted exclusive of but may be liable to VAT.

##### EPC

The Energy Performance Rating of this property is E110. The certificate and full report are available on request.

##### Postcode

MK12 6HP.

##### Enquiries

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