



BUSINESS UNITS TO LET FROM 69 - 220 m² (743 - 2,368 sq ft)
SUITABLE FOR WAREHOUSE, LIGHT INDUSTRIAL OR OFFICE USES

LOCATION

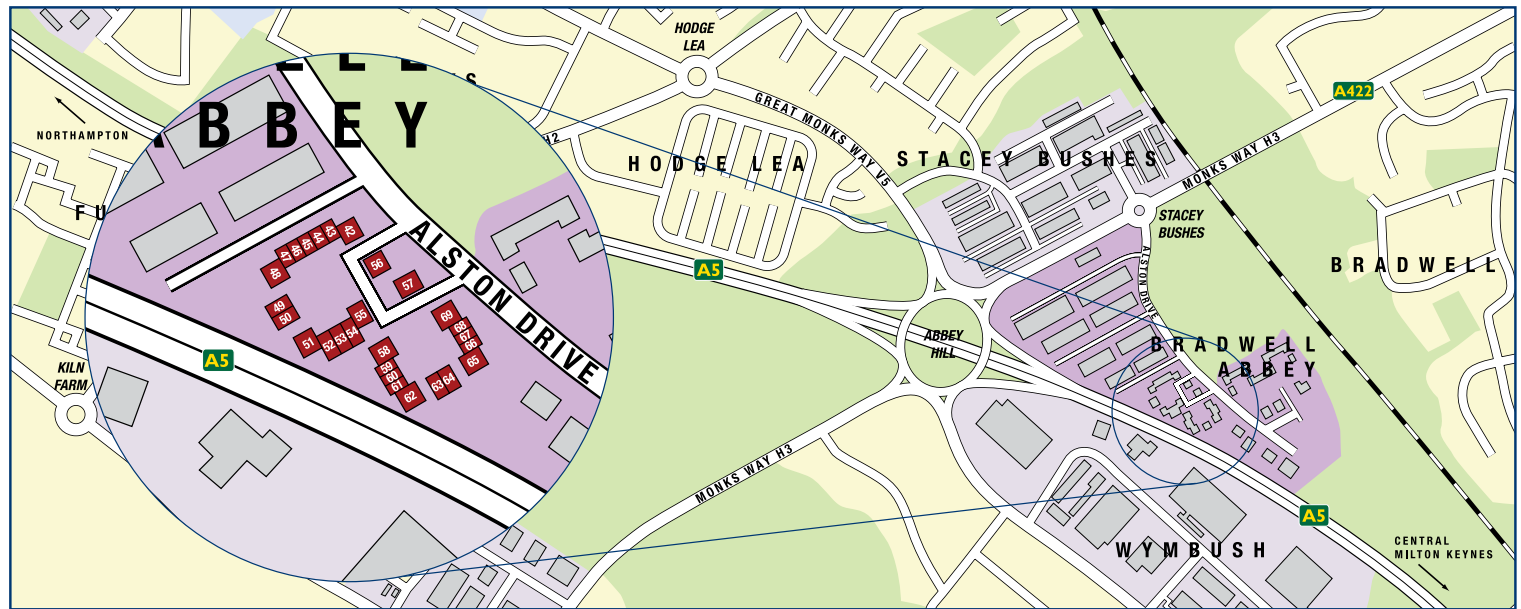
Bradwell Abbey is located approximately 2 miles to the North West of Central Milton Keynes and Milton Keynes Central railway station.

There is easy access to the A5 dual carriageway and Junction 14 of the M1 motorway is just 10 minutes away on the city's comprehensive road system. The adjacent A422, Monks Way, extends outside the city to form the Newport Pagnell by-pass and is the main Bedford to Buckingham link.

DESCRIPTION

Abbey Court provides light industrial/warehouse accommodation in 28 units arranged in terraces around two courtyards. The units range in size from 743 - 2,368 sq ft (69 - 220 m²) with the following specification:

- Brick construction with double glazed aluminium framed frontages
- Internal clear height from 2.85 m to 4.2 m
- Reinforced concrete floor slabs with a load bearing capacity of 25kn per m² (500lbs per sq ft)
- All main services
- All units heated by gas-fired warm air heaters
- Three-phase power supply to each unit
- A single-phase switchboard provided for installed power and lighting circuits
- A 13-amp ring main to the production area and lighting conduits wired to fixed lighting points
- Shared courtyard car parking and loading areas



EPC'S

EPC Certificates are available on request from the Agents.

TERMS

The properties are available to let on new leases on terms to be agreed. Please contact the Agents for details and current availability.

VIEWING & FURTHER INFORMATION

Please contact the joint sole Agents.

Luke Tillison

Graham Young

**Lambert
Smith
Hampton**

01908 604630
www.lsh.co.uk

ltillison@lsh.co.uk

**louch
shacklock**

01908 224760

louchshacklock.com

graham@louchshacklock.com