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LAKEVIEW | BOND AVENUE | BLETCHLEY | MILTON KEYNES | MK1 1TJ

REFURBISHED INDUSTRIAL/WAREHOUSE UNITS TO LET

4,843 – 25,906 sq ft / 450 - 2,406 sq m²

- Fully refurbished industrial/warehouse premises
- 4 units available – sizes range from 4,843 to 25,906 sq ft
- Steel framed construction with minimum eaves height of 3.5m
- Separate refurbished office accommodation
- Heating and lighting to the warehouse/production area
- Large secure and fenced service yard with car parking
- 3-phase electricity supply of 134 KVA

Location

Mount Farm is a well-established and popular industrial and office estate located in the South East quadrant of MK approximately 3 miles south of Central Milton Keynes. The A5 junction at Fenny lock is just 0.25 miles to the east with Junction 13 M1 a further 5 miles to the east. Local occupiers include Yokohama, Royal Mail and Bibby Distribution.

Description

Lakeview provides up to 4 industrial units of the following sizes:

Unit 1 – 609 sq m / 6,555 sq ft

Unit 2 – 458 sq m / 4,929 sq ft

Unit 3 – 450 sq m / 4,843 sq ft

Unit 4 – 890 sq m / 9,579 sq ft

Alternatively the unit is also available as a combination providing a single premises of up to 25,906 sq ft.

Each warehouse/production area has a reinforced concrete floor and is serviced by a single surface level loading door operated by an electric motor. The minimum internal clear eaves height is 3.5m rising to 5m at the underside of the apex of the steel frame. 3 phase power is available. Office space with a kitchenette and male & female toilet facilities are located at the rear.

Externally the fenced service yard has ample space for goods vehicle movements and car parking spaces to the front and rear of the property.

Specification

- ✓ Fully refurbished industrial/warehouse premises
- ✓ Warehouse/production area fitted with heating, lighting and motorised service doors
- ✓ Minimum eaves height 3.5m rising to 5m
- ✓ Office accommodation, car parking and secure service yard

Lease Terms

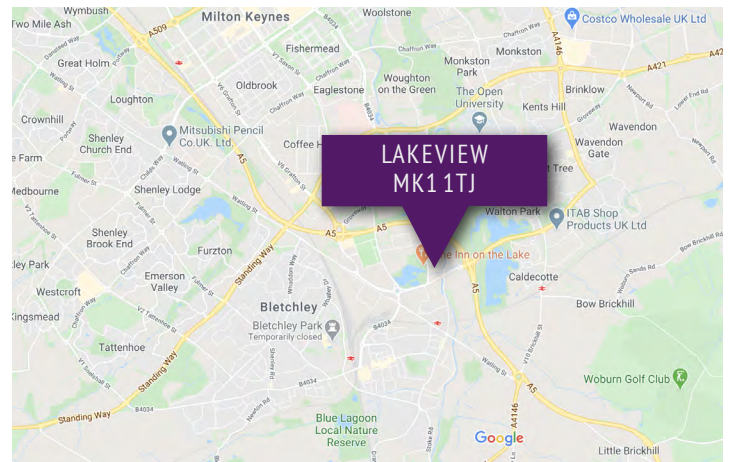
The property is available by means of a new lease upon terms to be agreed.

Business Rates

The business rates are to be reassessed by the VOA.

EPC

The property has an EPC Asset Rating of To Be Confirmed.



Floor Areas

Property Address	Area (sq m)	Area (sq ft)	Rent
Unit 1	609	6,555	£45,900 per annum
Unit 2	458	4,929	£37,000 per annum
Unit 3	450	4,843	£36,500 per annum
Unit 4	890	9,579	£72,000 per annum

Rent is payable quarterly in advance.

Service Charge

There is a service charge payable for maintenance and management of common parts of the estate.

Viewing and further information:

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