

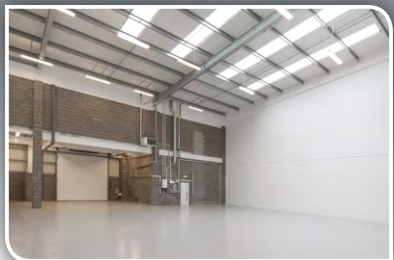


UNIT 3 TORC:MK

CHIPPENHAM DRIVE • KINGSTON • MILTON KEYNES • MK10 0AE

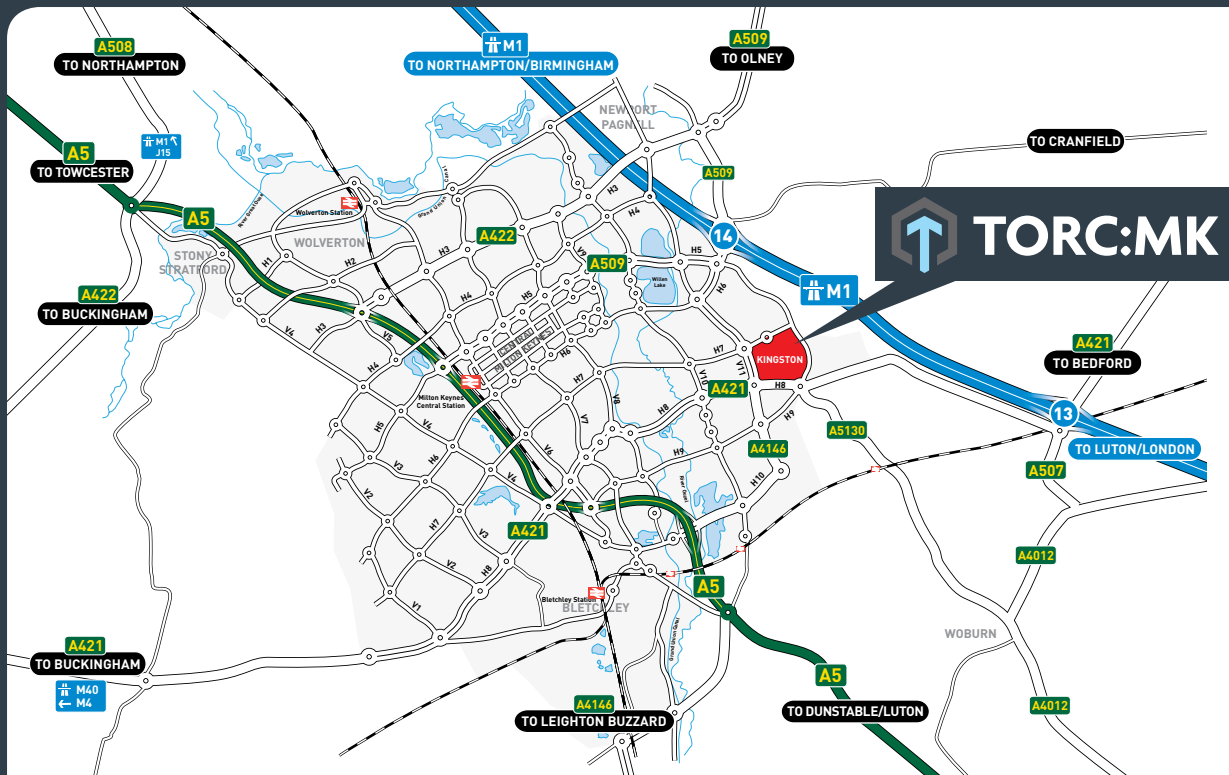


UNIT 3



HIGH QUALITY INDUSTRIAL UNIT
TO LET
5,808 sq ft (539.6m²)

● Prime location close to M1 Junctions 13 & 14 - 5 minutes drive ● Central Milton Keynes - 10 minutes drive ● Fitted kitchen ● 7.5 - 8.0m internal clear height

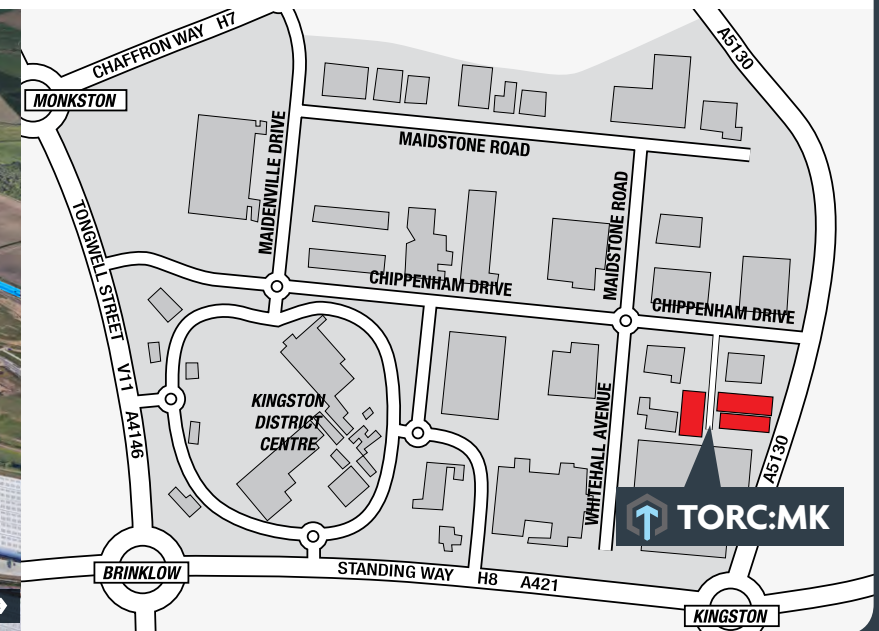
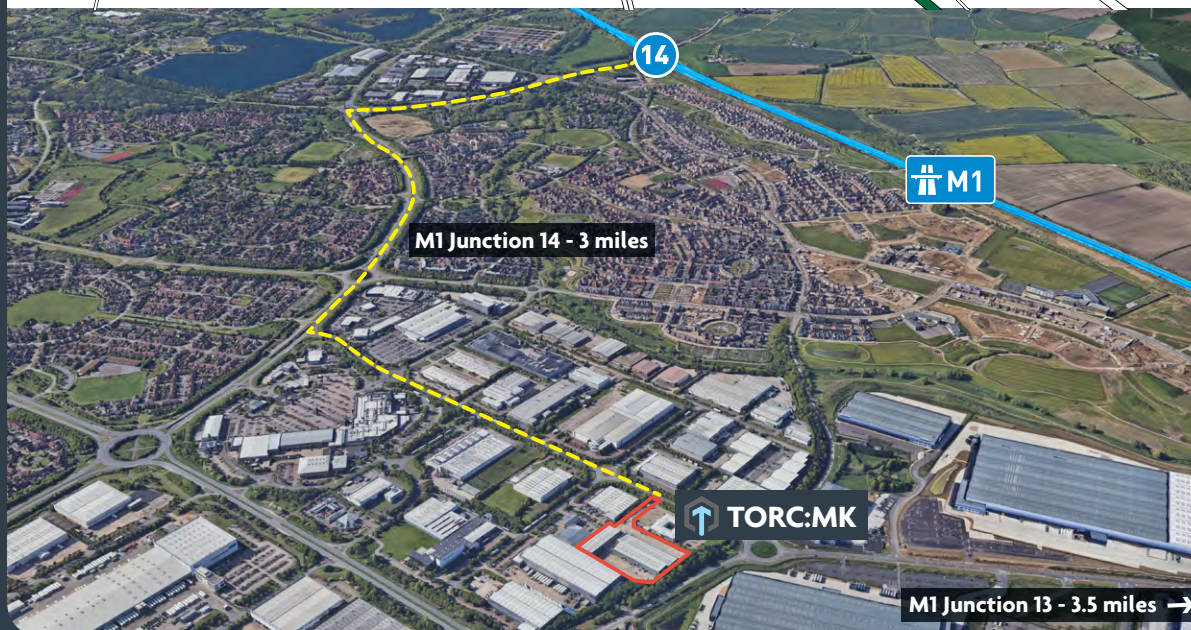


LOCATION

TORC:MK is located in Kingston, one of the premier business/employment locations in Milton Keynes, situated on the Eastern flank of the town with Junctions 13 and 14 of the M1 within a 5 minute drive-time. Central MK is approximately 10 minute drive-time.

Milton Keynes railway station is on the main West Coast Intercity line and is approximately 33 minutes (fastest journey time) from London Euston.

The Kingston District Centre is close by and offers a Tesco Superstore as well as a wide range of retail and leisure facilities.



DESCRIPTION

TORC:MK is a modern Industrial Estate constructed in 2006 and is suitable for a wide range of companies.

The unit is of excellent standard and benefits from a clear span footprint with fully fitted offices, deep loading yard and security barrier access.

SPECIFICATION

- 7.5m - 8m minimum clear internal height
- Surface level loading doors
- High quality offices including perimeter trunking, suspended ceilings, double glazing & central heating
- 37.5kn/m² floor loading capacity
- Secure environment
- Attractive glazed frontages
- Fitted kitchen
- Allocated and communal parking bays



EPC's

The property has an Energy Performance Rating of D-85.

VIEWING & AVAILABILITY

Please contact the joint Agents for details of current availability and viewing arrangements.

Andrew Dudley / Mark Hannam

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**Torc:MK
Madingley Court
Chippenham Drive
Kingston
Milton Keynes
MK10 0AE**

Unit	Size		Rent	Rateable Value 2017	Rates Payable pa	Service Charge	Status
	Sq ft	Sq m					
3	5,808	539.6	£52,275	£29,750	£13,863	£3,525.76	Available

Notes:

1. Rent is payable quarterly in advance.
2. The Rateable Value is not rates payable.
3. The Service Charge budget is for the year to 31st August 2019.

For more information please contact:

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