

To Let

Industrial Property

Industrial / Warehouse Unit

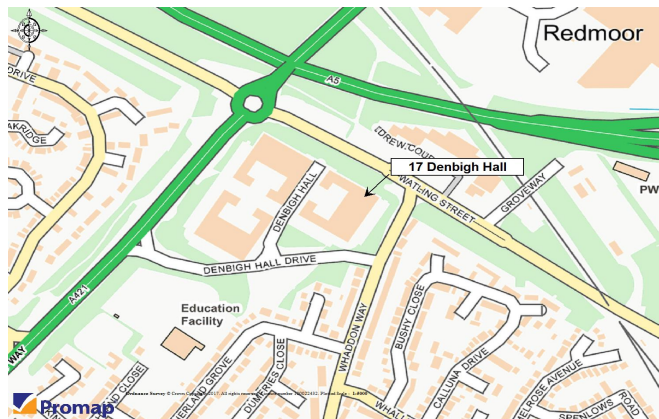
Unit 17 Denbigh Hall, Watling Street, Milton Keynes, MK3 7QT



- 13,588 Sq Ft (1,262 Sq M)
- Secure site with gated entrance
- Good parking
- Easy access to A5 and M1

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Location



Denbigh Hall estate is located south of Central Milton Keynes, at the junction of Watling Street V4 and Standing Way H8 (A421). 1 mile from the A5 dual carriageway, Junctions 13 and 14 of the M1 motorway are easily accessible.

Description

The estate benefits from a gated entrance and perimeter fencing. All of the units are of steel frame construction, with an eaves height of 5.4m to the warehouse area and two storey offices to the front of the buildings. To the rear is a sectional overhead loading door leading out to the service yard.

Internally the property benefits from:

- First floor office accommodation
- Gas heated production area
- Up & over roller shutter door measuring 4m x 5m
- Rear loading area
- Secure site
- Good parking
- Easy access to A5 and M1

Accommodation

The property has been measured in line with the RICS Code of Measuring Practice (6th Edition) and the following gross internal areas apply:

Floor Area	sq ft	sq m
Office (net area)	1,231	114
Warehouse	12,357	1,148
GIA	13,588	1,262

VAT

All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

Legal Costs

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

Business Rates

The rateable value for this property is £59,500. Please note this is not the rates payable. We estimate rates will be approximately £28,500 per annum, further information is available on the VOA website.

Terms

The unit is available by way of a new full repairing and insuring lease for a term to be agreed.

EPC

EPC Rating: C-55

Viewing and Further Information

Viewing strictly by prior appointment with the joint agents:

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July 2017

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