

9A BILTON ROAD DENBIGH EAST
MILTON KEYNES MK1 1HW

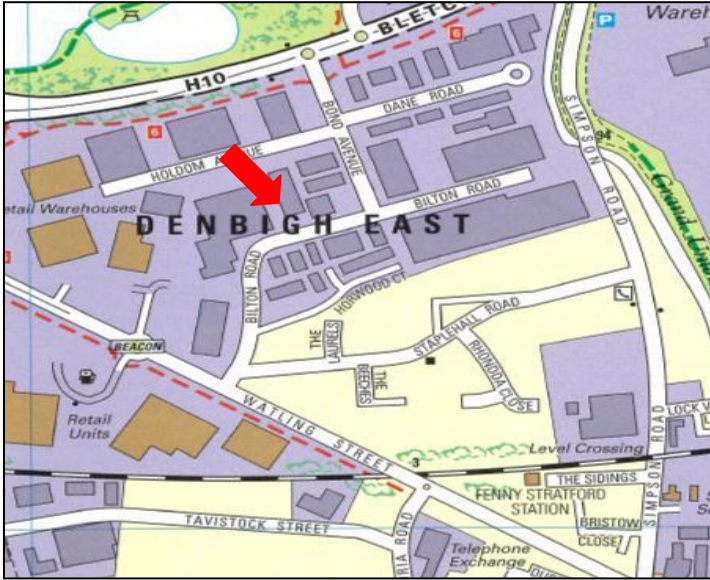


- SEMI-DETACHED PROPERTY IN EXCELLENT CONDITION
- PRODUCTION/WAREHOUSE AREA AND FULLY-FITTED OFFICES
- MAIN ROAD FRONTAGE
- CLOSE TO A5 AND MAJOR GRID ROADS
- [FLEXIBLE RENTAL TERMS FROM £1.50 PER SQ FT PA](#)
- *ADJOINING PROPERTY ON BOND AVENUE ALSO AVAILABLE*

9A BILTON ROAD, DENBIGH EAST MK1 1HW

Location

Denbigh East is an established employment area close to the A5 dual carriageway and accessed directly from H10 Bletcham Way and V7 Saxon Street, two of the main urban "grid" roads in Milton Keynes. It is approximately 1 mile from Bletchley town centre and 4 miles from Central Milton Keynes.



Description

9A Bilton Road is a concrete framed semi-detached property with elevations partly clad in vertical profiled steel sheeting and partly in facing brick. The offices at the front of the property are finished with large double-glazed uPVC framed windows. The property was re-roofed in 2007.

Specification

- Comfort cooling and heating to office areas
- Computer network cabling
- Kitchen facilities
- Male and female toilet facilities
- Single surface level loading door
- 3-phase electricity supply
- Heating and lighting to the production/warehouse area
- Intruder alarm and fire alarm systems

Energy Performance Certificate

The property has an Energy Performance Asset Rating of **D(99)**. A copy of the certificate is on the following page.

Floor Areas and Availability

	Gross Internal Floor Area (m ²)	Gross Internal Floor Area (sq ft)
Production/Warehouse	438	4,717
Offices, Toilets and Kitchen	119	1,283
TOTAL	557	6,000

Terms and Tenure

The freehold interest in the property is available For Sale. Alternatively a new fully repairing and insuring lease is available for a term to be agreed.

Price/Rent

Sale Price: **£475,000** exclusive.

Rental Terms:

Various lease lengths will be considered. For a 5-year term the following rental terms are on offer:-

Year 1 **£9,000 pa** exclusive (£1.50 per sq ft pa)
Year 2 **£15,000 pa** exclusive (£2.50 per sq ft pa)
Year 3 **£21,000 pa** exclusive (£3.50 per sq ft pa)
Year 4 **£27,000 pa** exclusive (£4.50 per sq ft pa)
Year 5 **£33,000 pa** exclusive (£5.50 per sq ft pa)

Business Rates

PROPERTY ADDRESS	RATEABLE VALUE 2010	ESTIMATED RATES PAYABLE 2012/13
9A BILTON ROAD	£16,750	£7,672

Interested parties should contact Milton Keynes Council to verify the amount of business rates payable (Tel: 01908 253794).

VAT

All rents, prices and premiums are stated exclusive of VAT.

Viewing and Further Information

Jonathan Whittle at the sole agents
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Subject To Contract

Energy Performance Certificate

Non-Domestic Building



9a Bilton Road
Bletchley
MILTON KEYNES
MK1 1HW

Certificate Reference Number:
0260-1987-0302-4240-3050

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient



Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

◀ 99

This is how energy efficient the building is.

Less energy efficient

Technical information

Main heating fuel:	Natural Gas
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	555
Building complexity (NOS level):	3
Building emission rate (kgCO ₂ /m ²):	42.49

Benchmarks

Buildings similar to this one could have ratings as follows:

37 If newly built

99 If typical of the existing stock