Prime Industrial Opportunity – 32,491 sq ft (3,018 sq m)

In Brief

- Headquarter quality warehouse/production unit
- Self-contained site with secure yard
- 6.75m minimum eaves height
- 2 ground level loading doors
- Ample car parking

GLOBAL HOUSE, VINCENT AVENUE, CROWNHILL, MILTON KEYNES, MK8 0AB
TO LET

Location

Global House is situated fronting onto Vincent Avenue on the Crownhill employment of Milton Keynes which benefits from excellent transport links with the A5 dual carriageway within 1 mile to the north east and Junction 14 of the M1 motorway approximately 5 miles to the east. The estate is approximately 1.5 miles west of Central Milton Keynes and Milton Keynes railway station with access from Watling Street (V4) and Portway (H5).

Other occupiers on the estate include SMC Pneumatics, Murata Power Solutions and Citysprint (UK) Ltd.

Description

Global House is a modern detached headquarters warehouse/production facility occupying a self-contained site of approximately 2 acres.

The warehouse accommodation is linked via a single storey amenity block leading to the self-contained two storey offices and is of steel portal frame construction with brick clad elevations beneath a 9 section multi-pitched steel roof structure and benefits from a minimum eaves height of 6.75m and two ground level loading doors.

The office accommodation has brick clad elevations with double height glazing in part to two elevations, beneath a pantile four way pitched roof. The offices are configured in a mainly cellular format and benefit from gas central heating, some air conditioning, and suspended ceiling with recessed lighting. There is also a double height feature reception area. Staff welfare facilities, locker room and canteen area are located within the link block.

Externally there is car parking provision to the front of the premises which in turn provides access to a secure and gated service yard.

Terms

The premises are available on a new full repairing and insuring lease for a term of years to be agreed.

Legal Costs

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

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Accommodation

	sq ft	sq m
Warehouse	25,408	2,360
Ancillary Plant	569	53
Ancillary Link Building	1,050	98
Ground Floor Offices	2,751	255
First Floor Offices	2,713	252
Total	**32,491**	**3,018**

Additional Information

Rates

We understand the property has a current Rateable Value of £96,000 as at 1st April 2019. Interested parties are advised to make their own enquiries to the Local Rating Authority, Milton Keynes Council (t: 01908 691 691) to verify this information.

Services

All mains services including water, drainage, gas and three phase power are believed to be connected to the property. Bidwells have not tested any of the available services and interested parties are advised to make their own enquiries to the Local Rating Authority, Milton Keynes as to their condition.

Value Added Tax

Prices outgoings and rentals are quoted exclusive of but may be liable to VAT.

EPC

The energy rating of this property is D 95. The certificate and full report are available on request.

Postcode

MK8 0AB.

Enquiries

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Global House, Vincent Avenue
Crownhill, Milton Keynes, MK8 0AB

Area: 0.812 ha
(2.01ac)

Promap®

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