



Industrial – 27,666 sq ft (2,570 sq m)

In Brief

- Modern mid-terrace warehouse unit
- 2 dock level loading doors
- 2 ground level loading doors
- 8m minimum eaves height
- Secure service yard with manned gatehouse

**UNIT 10 STRATUS PARK
BRINKLOW MILTON KEYNES MK10 0DE
TO LET**

Location

The unit is located on Stratus Park in the established industrial district of Brinklow at the intersection of Brudenell Drive and Tongwell Street (V10) which links directly to Junction 14 of the M1 circa 2 miles to the north-west and Junction 13 via Standing Way (H8)/A421 approximately 3 miles to the east.

Nearby occupiers include Royal Mail, Lok'nStore, Clipper Logistics, Waitrose with the Kingston District Centre retail park in close proximity.

Description

Unit 10 comprises a mid-terrace warehouse/production unit with two-storey offices of steel portal frame construction with profiled steel clad elevations beneath a dual pitch steel roof structure.

The warehouse benefits from a clear eaves height of 8m, two dock level and two ground level loading doors, currently fitted out with racking and a substantial mezzanine floor which can be removed or made available via separate negotiation. Commercial vehicle access and loading is provided via a shared secure service yard with manned gatehouse.

The offices/ancillary accommodated is arranged in a mainly open plan format on the first floor with a meeting room and staff welfare facilities on the ground floor and benefit from suspended ceilings, raised floors and gas fired central heating.

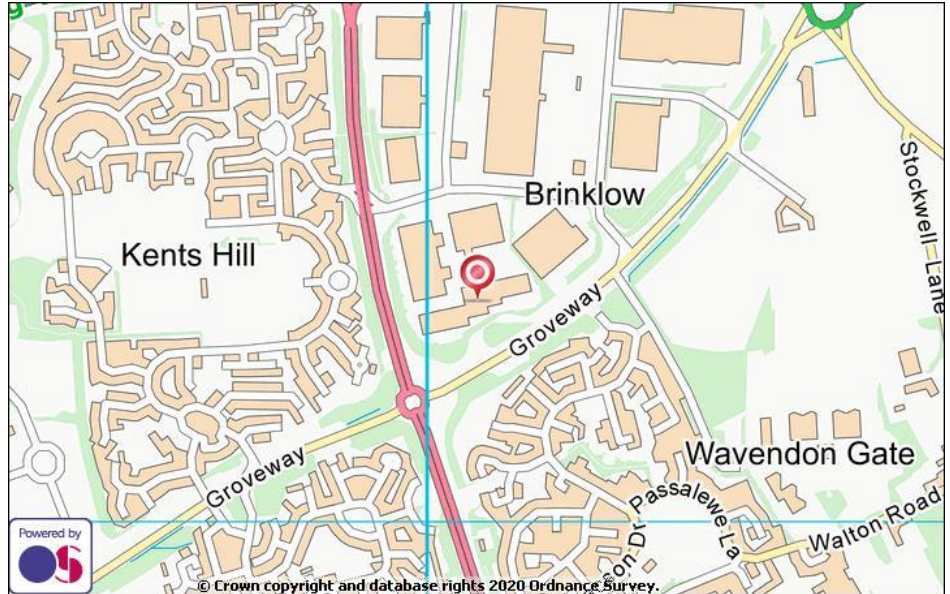
There is car parking provided to the front of the unit.

Services.

All mains services including water, drainage, gas and three-phase power are connected to the property. Interested parties are advised to make their own investigation as to their condition.

Terms

The premises are available by way of assignment or sub-letting of the existing full repairing and insuring lease. Detailed terms are available on application.



Accommodation

	sq ft	sq m
Warehouse/production	23,024	2,139
Ground floor offices	2,328	216
First floor offices	2,314	215
Total	27,666	2,570

Additional Information

Legal Costs

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

Rates

We understand the property has a current Rateable Value of £130,000 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.

Value Added Tax

Prices outgoing and rentals are quoted exclusive of VAT, which may be charged in addition at the standard rate.

EPC

The energy rating of this property is C 65. The certificate and full report are available on request.

Postcode

MK10 0DE.

Enquiries

Paul Davies
01908 202 196

paul.davies@bidwells.co.uk

Important Notice

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