



Industrial – 19,472 sq ft (1,809 sq m)

In Brief

- Modern detached premises
- 5.5m minimum eaves height rising to 8.3m
- 2 ground level loading doors
- Well fitted two-store office/ancillary accommodation
- Self-contained site of circa 1.1 acres

**52 PRESLEY WAY,
CROWNHILL, MILTON KEYNES, MK8 0ES
TO LET – AVAILABLE LATE 2020**

Location

The premises are situated fronting Presley Way on the Crownhill employment area which benefits from excellent transport links with the A5 dual carriageway within 1 mile to the east and Junction 14 of the motorway 5 miles to the east. The estate is approximately 1.5 miles west of Central Milton Keynes with access from Watling Street (V4) and Portway (H5).

Other occupiers on the estate include SML Pneumatics, Murata Power Systems, Amazon and Topps Europe.

Description

Occupying a self-contained site of 1.1 acres, the premises comprise a detached warehouse/production unit constructed in 1989 of steel portal frame construction with profile steel clad elevations beneath a multi pitched roof structure with ancillary two storey offices.

The specification includes well fitted two storey offices with ancillary staff welfare facilities and some air conditioning, 5.5m eaves rising to 8.3m, 2 ground level loading doors, heating and lighting provided throughout with car parking to the front elevation (38 spaces).

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 as to their condition.

Terms

The premises are available by way of a new full repairing and insuring lease for a term of years to be agreed at a rental of £146,000 per annum.

Rates

The unit has a Rateable Value of £81,000 as at 1st April 2020. 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.



Accommodation

| | sq ft | sq m |
|----------------------|---------------|--------------|
| Warehouse/Production | 16,577 | 1,540 |
| Ground Floor Office | 1,442 | 134 |
| First Floor Office | 1,453 | 135 |
| Total | 19,472 | 1,809 |

Additional Information

Legal Costs

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

Value Added Tax

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

EPC

The energy rating of this property is C 71. The certificate and full report are available on request.

Postcode

MK8 0ES.

Enquiries

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