



Preliminary Details

Industrial – 9,860 sq ft (916 sq m)

In Brief

- Modern semi-detached unit with shared service yard
- 1 ground level loading door
- 8.78m minimum eaves height
- Within close proximity to Junctions 13/14 of the M1

**UNIT 12 TORC:MK, CHIPPENHAM DRIVE
KINGSTON, MILTON KEYNES MK10 0BZ
TO LET**

Location

Torc:MK is a modern warehouse development located within the Kingston employment area of Milton Keynes. Accessed directly from Chippenham Drive, Unit 12 is situated in a secluded position to the rear of the scheme. With its excellent access to both Junction 13 (to the east) and Junction 14 (to the north west) of the M1, this area of Milton Keynes is a strategic distribution location attracting major warehouse occupiers such as John Lewis, Waitrose, Kuehne & Nagle and UK Mail.

Description

The premises comprise a modern semi-detached warehouse/production unit constructed in 2006. The unit is of steel frame construction with profiled steel clad elevations beneath a pitched roof with well fitted two-storey offices.

Internally the warehouse has a minimum eaves height of 8.78m, 1 ground level loading door with heating and lighting throughout.

The offices are in good condition, mainly open plan with one meeting room and benefit from dado trunking.

Externally there are 18 allocated car parking spaces within the service yard which is shared with the adjoining occupiers.

Services

All mains services including water, drainage, gas and three-phase power are connected to the property. Bidwells has not tested the available services and interested parties are advised to make their own investigations as to their condition.

Terms

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

Legal Costs

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



Accommodation

	sq ft	sq m
Warehouse/production	7,879	732
Ground floor office	689	64
First floor office	1,288	120
Total	9,860	916

Additional Information

Rates

We understand the property has a current Rateable Value in the order of £49,750 as at 1st April 2018. Interested parties are advised to make their own enquiries to the Local Rating Authority, Milton Keynes Council (t: 0908 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 B 42. The certificate and full report are available on request.

Postcode

MK10 0BZ.

Enquiries

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