



Industrial – 7,399 sq ft (697 sq m)

In Brief

- Modern semi-detached unit with shared service yard
- 1 ground level loading door
- 6m minimum eaves height
- Secure business environment
- First floor offices

**UNIT 25 RO24, TWIZEL CLOSE,
STONEBRIDGE, MILTON KEYNES MK13 0DX
TO LET**

Location

RO24 is a modern warehouse development located within the Stonebridge employment area of Milton Keynes. Accessed directly from Grafton Street (V6), Unit 25 is situated in a secluded position to the rear of the scheme fronting onto Fingle Drive.

With its easy access to the A5 (within 1 mile), Central Milton Keynes (2.5 miles north) and Junction 14 of the M1 (4 miles north) the estate is strategically located for occupiers and visitors alike.

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 first floor offices.

Internally the warehouse has a minimum eaves height of 6m rising to 8.4m, 1 ground level loading door, undercroft area with WC/staff welfare facilities. The offices are at first floor level, mainly open plan with further WC/staff welfare facilities and independent ground floor access.

Externally there is a generous car parking provision (circa 14 spaces) and concrete loading apron.

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 a new full repairing and insuring lease for a term of years to be agreed. Detailed terms are 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/ancillary	5,921	550
First floor office	1,478	137
Total	7,399	697

Additional Information

Rates

We understand the property has a current Rateable Value in the order of £36,000 as at 1st April 2019. 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 outgoings and rentals are quoted exclusive of VAT, which may be charged in addition at the standard rate.

EPC

The energy performance rating for this property is C 73. The full report and recommendation report are available on request.

Postcode

MK13 0DX.

Enquiries

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