



**UNIT A DENBIGH WEST BUSINESS PARK, THIRD AVENUE,  
DENBIGH WEST, MILTON KEYNES, MK1 1DH**

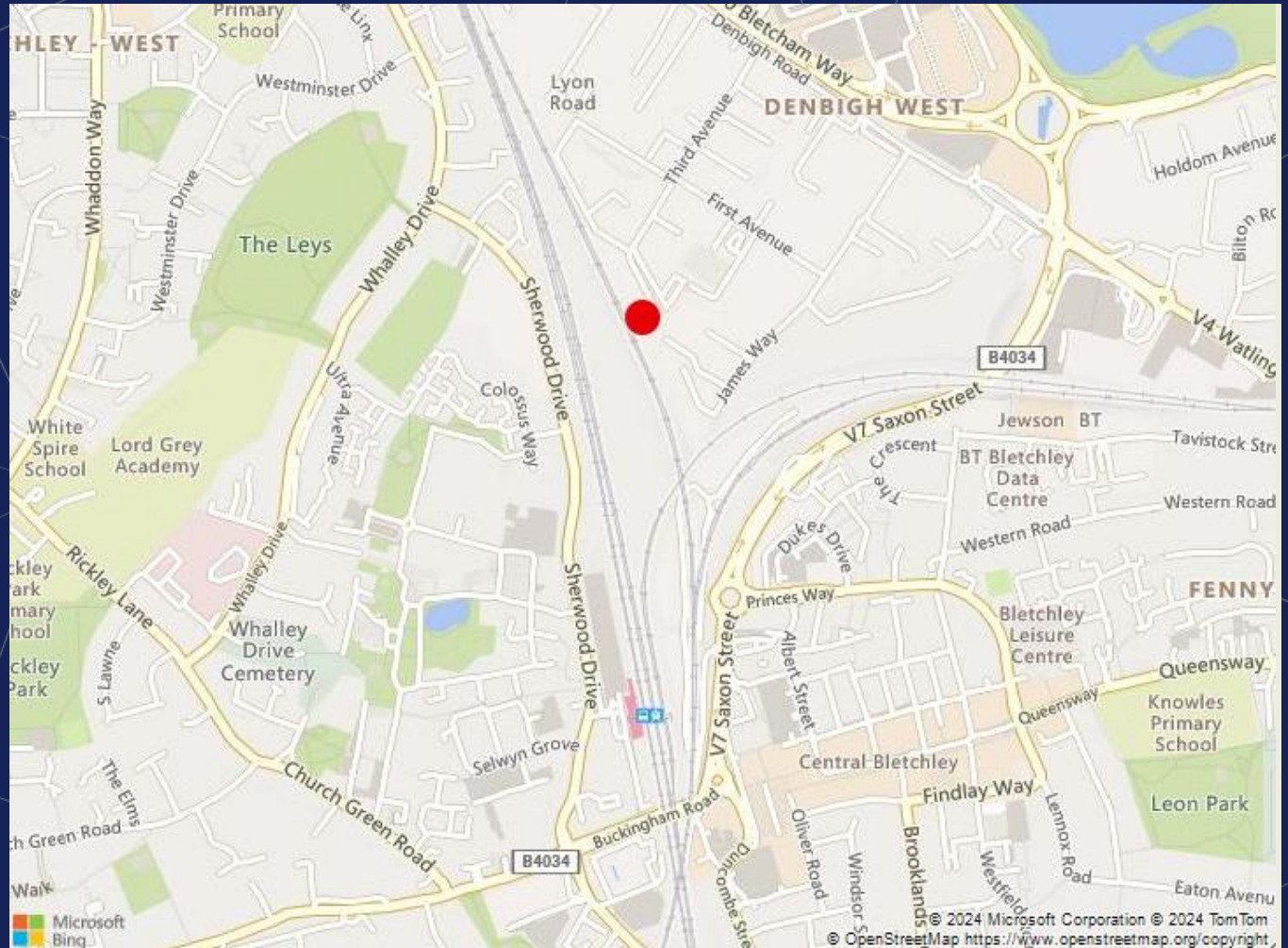
**TO LET | INDUSTRIAL: 7,369 SQ FT (684.58 SQ M)**

  
**BIDWELLS**

## LOCATION

The property is located on Third Avenue, Denbigh West, an established and popular employment area located to the north of Bletchley, accessed from the V4 Watling Street and H10 Bletcham Way with the A5 trunk road within approximately 1 mile.

Existing occupiers on Denbigh West include Marshall Amplification, Rockwell Automation Ltd, Screwfix and Ikea. There are extensive retail and leisure facilities in close proximity.



## SUMMARY

---



### Description

The premises comprise a modern self-contained end of terrace warehouse/production unit with good quality two storey office/ancillary accommodation to the front elevation.

Internally the offices benefit from full height glazing, suspended ceilings incorporating CAT II lighting, heating provided via gas to wet radiator system, with some air conditioning. Kitchenette and separate WC facilities are situated on the ground floor.

The warehouse accommodation benefits from 1 ground level loading door, a minimum eaves height of 6m rising to 8.31m and lighting throughout.

Externally there is allocated car parking and a dedicated loading area to the front of the unit. The development sits within a secure and self-contained environment with gated access.

### Additional information:

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

### Additional information

#### Terms

The unit is offered by way of a new full repairing and insuring lease for a term of years to be agreed.

Full details are available on application to the agent.

#### Rates

We understand the unit has a current Rateable Value of £53,000 as at 1<sup>st</sup> April 2023. Interested parties are advised to make their own enquiries to the Local Rating Authority, Milton Keynes City Council (t: 01908 253794) to verify this information.

#### Legal costs

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

#### Value added tax

All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

#### EPC

The Energy Performance Rating of this property has been commissioned but not yet received.

#### Postcode

MK1 1DP.

## ACCOMMODATION

### Unit A Denbigh West Business Park

| Description         | Sq ft        | Sq m          |
|---------------------|--------------|---------------|
| Ground Floor Office | 1,609        | 149.00        |
| First Floor Office  | 1,560        | 145.00        |
| Warehouse           | 4,200        | 390.58        |
| <b>Total</b>        | <b>7,369</b> | <b>684.58</b> |

The unit is measured on a Gross Internal Area basis.



01908 202 190  
bidwells.co.uk

  
BIDWELLS

## GALLERY

---



## Enquiries

### Bidwells

**Paul Davies**

01908 202 196

07944 774 137

[Paul.davies@bidwells.co.uk](mailto:Paul.davies@bidwells.co.uk)

#### Important notice

Bidwells LLP act for themselves and for the vendors/landlords of this property, whose agents they are, give notice that:

Nothing contained in these particulars or their contents or actions, both verbally or in writing, by Bidwells LLP form any offer or contract, liability or implied obligation to any applicants, viewing parties or prospective purchasers of the property to the fullest extent permitted by law and should not be relied upon as statements or representative of fact. No person in the employment of Bidwells LLP or any joint agents has authority to make or give any representation or warranty whatever in relation to this property. Any areas of measurements or distances are approximate. The text, photographs and plans are for guidance only, may not be to scale and are not necessarily comprehensive. No assumptions should be made that the property has all necessary planning, building regulation or other consents. Bidwells LLP has not carried out a survey, nor tested the services, appliances or facilities. Purchasers must satisfy themselves by inspection or otherwise. All rentals and prices are quoted exclusive of VAT unless otherwise stated.

Prospective purchasers and tenants will be asked to produce identification of the intended purchaser/tenant and other documentation in order to support any conditional offers submitted to the vendors. Bidwells LLP accepts no liability of any type arising from your delay or other lack of co-operation. We may hold your name on our database unless you instruct us otherwise.

OS licence no. ES 100017734. © Copyright Bidwells LLP 2017. Bidwells LLP is a limited liability partnership registered in England and Wales (registered number OC 344553). Registered office is Bidwell House, Trumpington Road, Cambridge CB2 9LD where a list of members is available for inspection. Your statutory rights are not affected by this notice.