



**UNIT 1 HEATHFIELD COURT, STACEY BUSHES INDUSTRIAL ESTATE,
STACEY BUSHES, MILTON KEYNES, MK12 6HP**

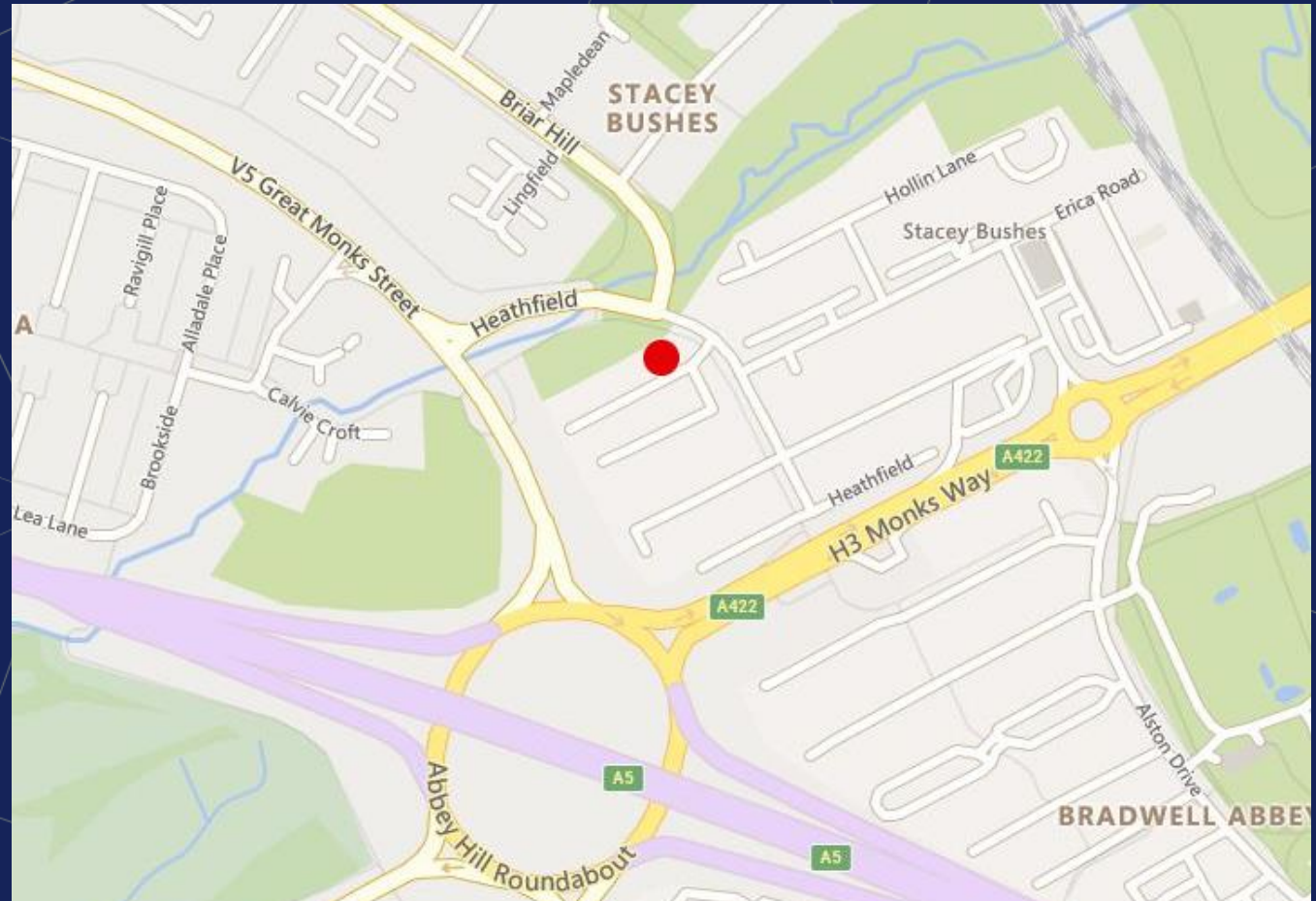
TO LET | INDUSTRIAL: 2,180 SQ FT (202 SQ M)



LOCATION

Heathfield Court is part of the Stacey Buses employment area in Milton Keynes. The development is approximately 1.5 miles north of Central Milton Keynes and immediately adjacent to the Abbey Hill interchange of the main A5 dual carriageway. Junction 14 of the M1 motorway is approximately 5 miles away.

Occupiers and amenities in the area include Screwfix, Toolstation, Subway, KFC, Lexus and two petrol filling stations.



SUMMARY



Description

The premises comprise an end of terrace warehouse/production unit situated in a prominent location at the entrance to Heathfield Court close to its junction with Erica Road.

The unit is of steel frame construction with a mixture of brickwork and steel clad elevations beneath a pitched roof structure incorporating glazed panels which provide good natural light.

Internally the unit has a minimum eaves height of 3.65m, partitioned office/trade counter area with suspended ceiling incorporating lights which is independently accessed from the front of the unit.

Externally there is car parking to the front/side elevation with loading to the front of the unit via a single ground level loading door.

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 to be agreed.

Full details are available on application to the agent.

Rates

We understand the unit has a current Rateable Value of £16,750. 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 is E 110. The certificate and full report are available on request.

Postcode

MK12 6HP.

ACCOMMODATION

Unit 1 Heathfield

Description	Sq ft	Sq m
Total	2,180	202.53

The unit is measured on a Gross Internal Area basis.



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Enquiries

Bidwells

Paul Davies

01908 202 196

07944 774 137

Paul.davies@bidwells.co.uk

Joint Agents, Louch Shacklock

Graham Young

01908 224760

graham@louchshacklock.com

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