



Industrial – 13,282 sq ft (1,233.94 sq m)

**In Brief**

- Mid-terrace warehouse unit
- To be refurbished
- Single ground level loading door
- Minimum eaves height of 5.5m
- Good visibility from the A422

**UNIT 30, MARYLAND ROAD INDUSTRIAL  
ESTATE, MARYLAND ROAD, TONGWELL,  
MILTON KEYNES, MK15 8HF  
TO LET**

### Location

The Maryland Road estate is located on the Tongwell employment area of Milton Keynes. Prominently located fronting Delaware Drive at its junction with Maryland Road the estate benefits from excellent transport links with the M1 (Junction 14) within 3 miles, the A5 dual carriageway approximately 4 miles to the west and 3 miles north of Central Milton Keynes with access from Danstead Way (H4) and Brickhill Street (V10).

Other occupiers on the estate include John Lewis, Mercedes Benz, VWFS, Royal Mail and Makita.

### Description

The premises comprise a mid-terrace warehouse/production unit of steel frame construction with a mix of profiled steel clad and brickwork elevations beneath a dual pitched roof with two storey offices/ancillary accommodation.

Internally the warehouse has a minimum eaves height of 5.5m, 1 ground level loading door with lighting throughout. The office/ancillary accommodation is located to the front of the unit.

Externally there is car parking to the front of the unit with a service yard to the rear which is shared with the adjoining occupier.

On expiry of the existing lease in June 2021, the premises are to undergo a comprehensive refurbishment, target date for completion of the works Q4 2021.

### Services

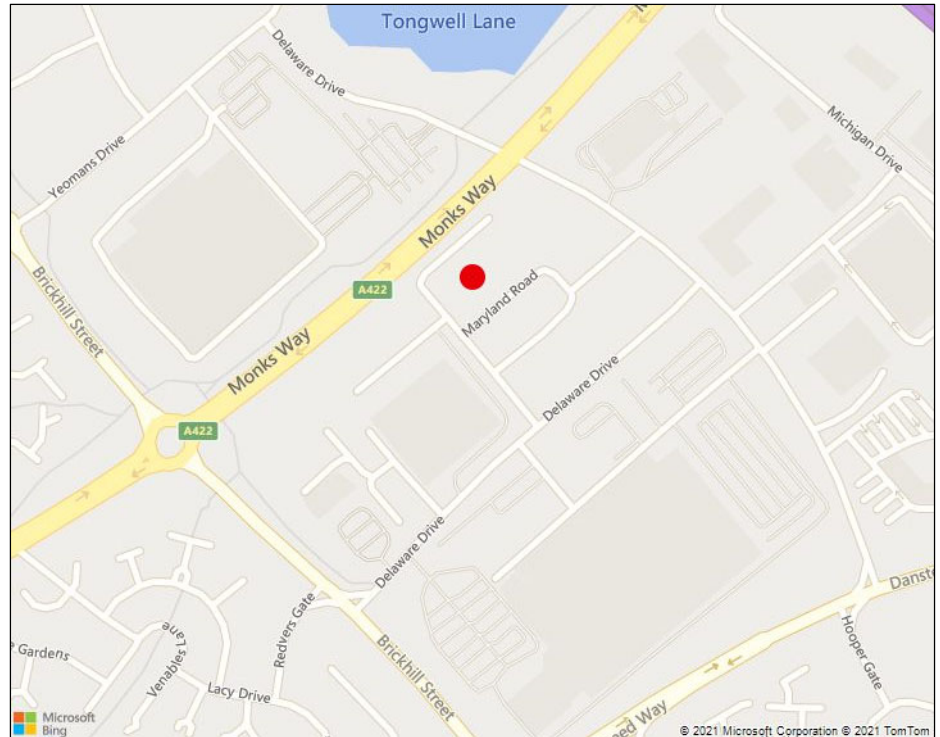
All mains services including water, drainage, gas and three phase power are believed to be connected to the property. Bidwells have not tested any of the available services and interested parties are advised to make their own enquiries as to their condition.

### Terms

The premises are available by way of a new full repairing and insuring lease for a term of years to be agreed. Full details available on application to the agent.

### Legal Costs

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



### Accommodation

	sq ft	sq m
Ground Floor Warehouse	10,890	1,011.66
Ground Floor Office	1,196	111.14
First Floor Office	1,196	111.14
<b>Total</b>	<b>13,282</b>	<b>1,233.94</b>

### Additional Information

#### Rates

We understand the property has a current Rateable Value of £102,000 combined with the neighbouring Unit 28 Maryland Road Industrial Estate as at 1st April 2021. Interested parties are advised to make their own enquiries to the Local Rating Authority to verify this information.

#### Value Added Tax

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

#### EPC

The energy rating of this property is C 64. The certificate and full report are available on request.

#### Postcode

MK15 8HF.

#### Enquiries

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