



Industrial – 66,492 sq ft (6,178 sq m)

In Brief

- Detached warehouse unit
- 8.2 minimum eaves height
- 4 dock and 5 ground level loading doors
- Self-contained secure site
- Close proximity to the M1 (Jct 14)

**MK65, MICHIGAN DRIVE,
TONGWELL, MILTON KEYNES, MK15 8HQ
TO LET**

Location

The premises are situated fronting Michigan Drive and bounded by the M1 motorway to the rear on the Tongwell employment area, benefiting 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

Occupying a self-contained site, the premises comprise a detached warehouse/production unit constructed in the 1980's of steel portal frame construction with profile steel clad elevations beneath a triple pitched roof structure with ancillary single storey offices.

The warehouse has a minimum eaves height of circa 8.2m and benefits from 4 dock levellers to the side elevation with canopy over, a secure yard area which provides for lorry parking. There are 5 full height ground level loading doors and 2 half height loading doors to the front elevation with canopy over and further service yard. Internally there is sodium lighting.

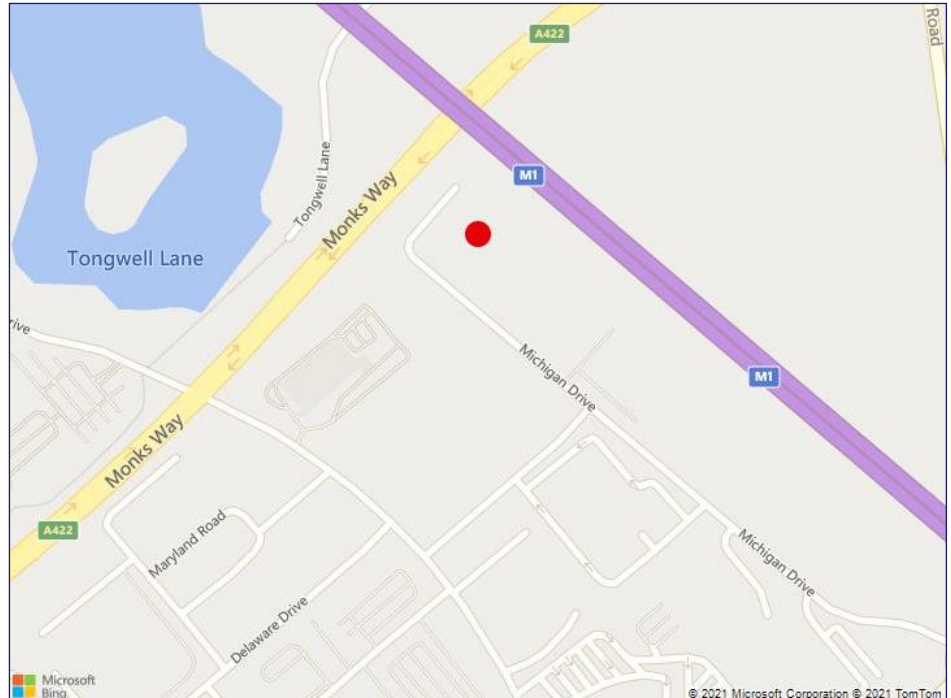
The office/ancillary accommodation comprises a reception area, kitchenette/staff welfare facilities and a number of cellular offices benefiting from gas fired radiator heating, suspended ceilings incorporating recessed lights, and perimeter trunking.

Services

All mains services including water, drainage, gas and three phase power are believed to be connected to the property by way of a shared supply with the adjoining 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 upon expiry of the existing lease in May 2022. By negotiation the unit can be made available earlier in Q1 2022. Detailed terms are available on application.



Accommodation

	sq ft	sq m
Warehouse	57,925	5,382
Office & ancillary accommodation	7,841	729
Ground boiler/sprinkler pump room	726	67
Total GIA	66,492	6,178
External canopy	2,480	230
Mezzanine storage	2,303	214

Additional Information

Rates

We understand the property has a current Rateable Value of £184,000 as at 1st April 2021. Interested parties are advised to make their own enquiries to the Local Rating Authority, Milton Keynes Council (t: 01908 691 691) to verify this information.

Legal Costs

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

Value Added Tax

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

EPC

The energy rating of this property is C 61. The certificate and full report are available on request.

Postcode

MK15 8HQ.

Enquiries

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Important Notice

These particulars do not form part of any offer or contract and should not be relied upon as statements or representatives of fact. Bidwells LLP has no authority to make or give in writing or verbally any representation or warranties in relation to the property. Any areas of measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. No assumptions should be made that the property has all necessary planning, building regulation or other consents. Bidwells LLP have not carried out a survey, nor tested the services, appliances or facilities. Purchasers must satisfy themselves by inspection or otherwise. In the interest of Health & Safety, please ensure that you take due care when inspecting the property.

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