



Industrial – 50,381 sq ft (4,680.55 sq m)

In Brief

- Detached warehouse unit
- To be refurbished
- Six ground level loading doors
- Minimum eaves height of 5.6m
- Secure service yard
- Close proximity to the M1 (Jct 14)

**THE FALCON CENTRE, DELAWARE DRIVE,
TONGWELL, MILTON KEYNES, MK15 8HG
TO LET**

Location

The Falcon Centre is located on the Tongwell employment area of Milton Keynes, fronting directly onto Delaware Drive close to its junction to Dansteed Way (H4).

The estate benefits from excellent transport links situated adjacent to the M1 with Junction 14 within 2.5 miles, the A5 dual carriageway approximately 4 miles to the south-west and 3 miles north of Central Milton Keynes with access from Dansteed Way (H4) and Brickhill Street (V10).

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

Description

The premises are situated on a self-contained site and comprise a detached warehouse / production unit of steel frame construction with profiled steel clad with low level brickwork elevations beneath a dual pitched roof with brick clad two storey offices/ancillary accommodation.

Internally the warehouse has a minimum eaves height of 5.6m rising to 7.4m, 6 ground level loading doors with lighting throughout. The office/ancillary accommodation is located in part to the front / right side elevation of the unit.

Externally there is car parking to the front of the unit with a secure service yard to the side elevation.

On expiry of the existing lease in September 2021 the premises are to undergo a comprehensive refurbishment, target date for completion of the works Q1 2022.

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.

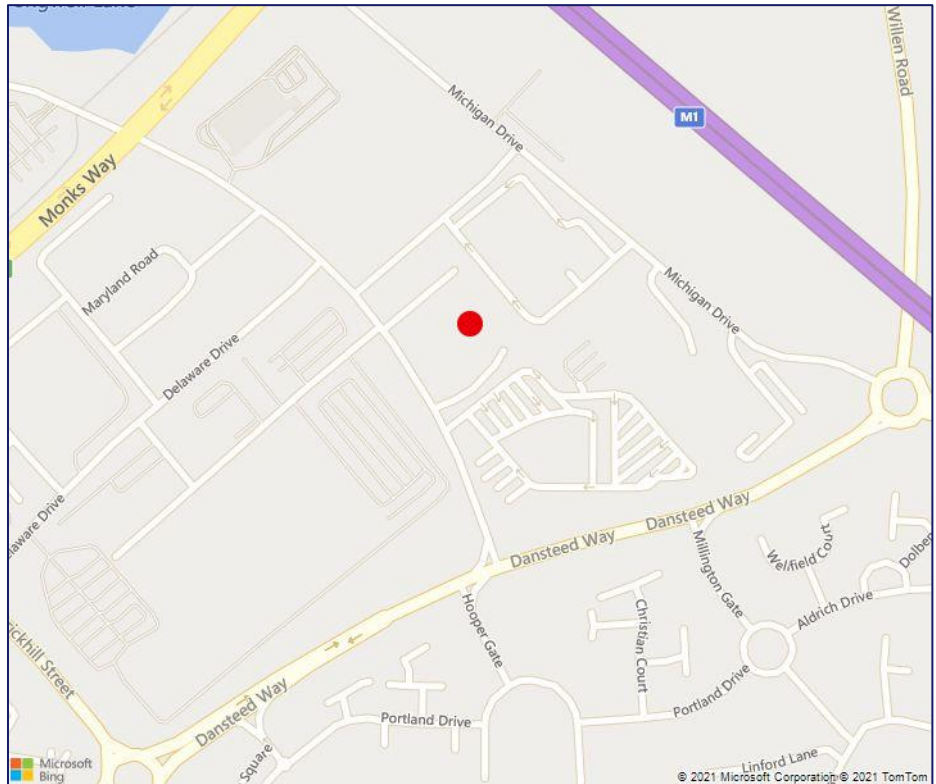
Legal Costs

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

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Accommodation

	sq ft	sq m
Ground Floor Warehouse	45,264	4,205.12
Ground Floor Office	2,602	241.70
First Floor Office	2,515	233.73
Total	50,381	4,680.55

Additional Information

Rates

We understand the property has a current Rateable Value of £182,000 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 D 80. The certificate and full report are available on request.

Postcode

MK15 8HG.

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