



Storage – 553 sq ft (51.36 sq m)

In Brief

- Prominent location adjacent to Groveway (H9)
- Easy access to J13 & J14 of M1
- 1.5 miles from Kingston Local Centre
- Detached self-contained premises

**HARLEY HALL MILTON ROAD
WALTON MILTON KEYNES MK7 7AL
TO LET**

Location

Harley Hall is situated in a prominent position at the end of Milton Road, on the periphery of the Open University campus at Walton Hall, Milton Keynes.

The property has excellent visibility from Groveway (H9) close to the Walton roundabout and its intersection with Brickhill Street (V10) which in turn provides direct access to Milton Road via the entrance to the Open University.

Other benefits include easy access to both Junctions 13 and 14 of the M1, with the Kingston District shopping centre within 1.5 miles to the east and Central Milton Keynes approximately 4 miles to the north west.

Description

Harley Hall comprises a detached premises of brick construction beneath a single pitch slate roof with access provided via a single personnel door.

Internally the premises are mainly open plan with sink/kitchenette area, WC facilities and fluorescent strip lighting.

It should be noted there is no car parking provided to the property.

It is understood the premises currently has a D2 planning consent and may be suitable for storage/workshop uses subject to planning.

The premises are situated within a Highways England dualling corridor. Should the authority choose to dual that stretch of the H9 they need only give the tenant 28 days notice to vacate.

Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice 6th Edition and has a gross internal area of 553 sq ft (51.36 sq m).

Services

Mains services including water and electricity are believed to be connected to the property, however there is no mains drainage or gas connected. Bidwells have not tested any of the available services and interested parties are advised to make their own enquiries as to their condition.

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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Additional Information

Rates

It is understood the property has a current Rateable Value of £750. 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.

Terms

The premises are available by way of a new full repairing and insuring lease at a rent of £6,000 per annum exclusive

EPC

The Energy Rating of this property is G 155. The certificate and full report are available on request.

Postcode

MK7 7AL.

Enquiries

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