



**UNIT 3 GARAMONDE DRIVE, CLARENDON INDUSTRIAL PARK
WYMBUSH, MILTON KEYNES, MK8 8DF**

TO LET | INDUSTRIAL: 4,592 SQ FT (426.6 SQ M)


BIDWELLS

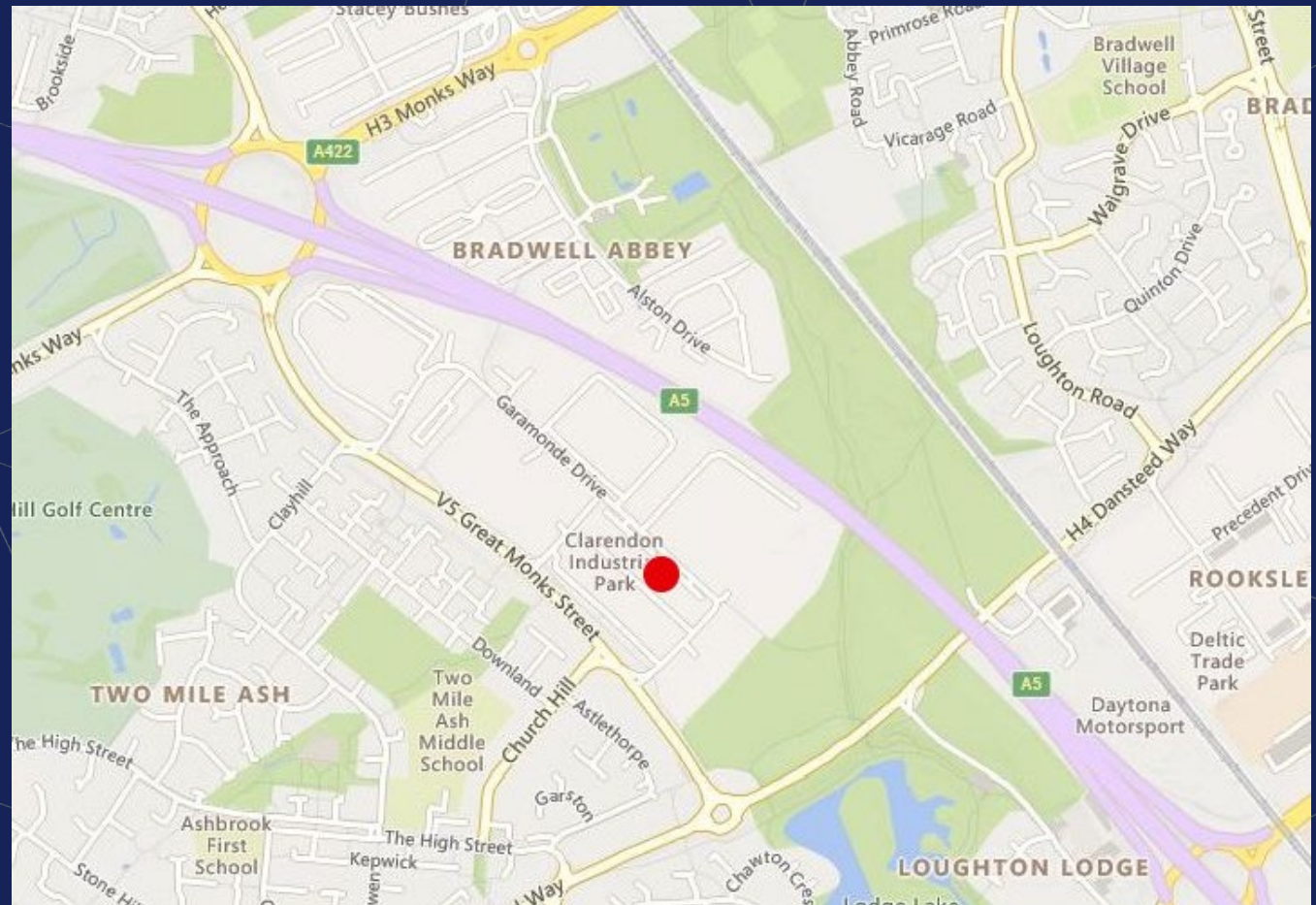
LOCATION

Milton Keynes is a strategic location for business situated adjacent to the M1 motorway approximately 55 miles from London and 70 miles from Birmingham.

The Wymbush employment area is located approximately 2 miles from Central Milton Keynes and immediately adjoins the A5 trunk road at the Abbye Hill Interchange. Junction 14 of the M1 motorway is approximately 6 miles away.

Central Milton Keynes railway station is on the main line route from London Euston to Birmingham. London Euston can be reached in around 30 minutes.

Other occupiers on the estate include AQA, Volkswagen Group and Brioche Pasquier UK.



SUMMARY



Description

The premises comprises a mid terrace warehouse/production unit of steel frame construction with a mix of profiled steel clad and brickwork elevations beneath a triple pitch 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 secure service yard to the rear which is shared with the adjoining occupiers.

Specification

- To be comprehensively refurbished
- Prominent estate road frontage
- Secure estate service yard
- CCTV
- 5.5m (18ft) minimum eaves height
- 2 new 5m high x 4m wide loading doors
- Floor loading 40kN/sq m
- Generous car parking
- Two storey office/ancillary accommodation
- LED lighting throughout
- Photo voltaic panels to be installed

Additional information

Terms

The premises are available by way of a new full repairing and insuring lease for a term of years to be agreed. Detailed terms available on application.

Rates

We understand the property has a Rateable Value of £33,750 as at 1st April 2023.

Transitional relief may be available. Interested parties are advised to make their own enquiries of the agent and Milton Keynes Council on 01908 253 794.

Legal costs

All parties 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

A new EPC certificate will be provided upon completion of the refurbishment works.

Postcode

MK8 8DF.

ACCOMMODATION

Warehouse/Production Premises

Description	Sq ft	Sq m
Warehouse	3,024	280.9
Ground Floor Office / Ancillary	789	73.3
First Floor Office	779	72.4
Total	4,592	426.6



Enquiries:

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