



MILTON KEYNES
STADIUM

ASDA

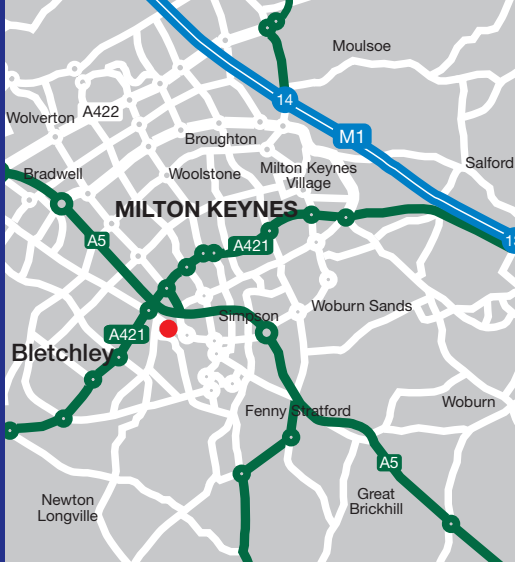
IKEA

**FACTORY/WAREHOUSE
106,070 SQ FT TO LET/FOR SALE**



DENBIGH ROAD BLETCHLEY MK1 1DT

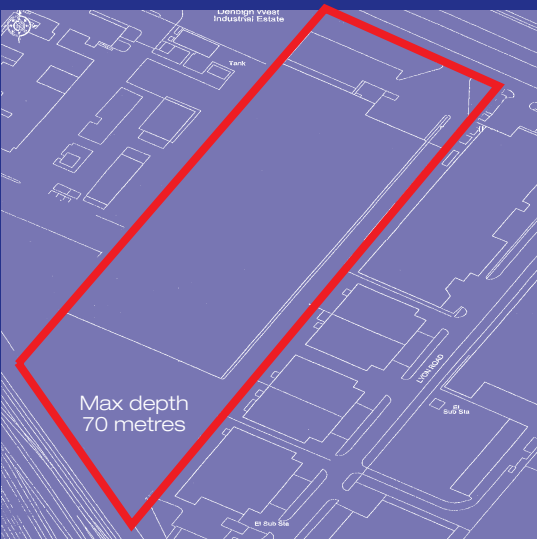
miton keynes



LOCATION

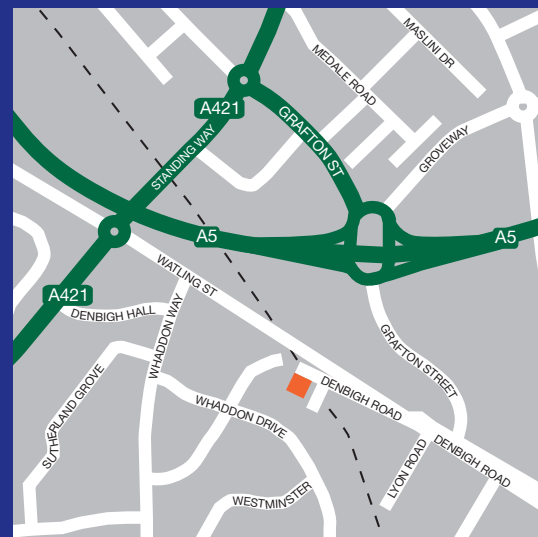
The building lies approximately 1/2 mile from the A5 dual carriageway and some 2 miles to the south of Central Milton Keynes. Good links are enjoyed with the M1 at Junctions 13 and 14. Opposite the property are the new Milton Keynes football stadium and Ikea and Asda stores.

Fast rail communications are enjoyed with London and the Midlands.



SPECIFICATION

- Steel portal frame warehouse
- 6 m eaves
- Brick built two storey offices
- Yards to front and rear
- Full sprinkler system
- New heating system to warehouse
- Fluorescent lighting to warehouse



ACCOMMODATION

The premises provide the following approximate gross internal areas

AREA	SQ M	SQ FT
Main warehouse	9,317.87	100,300
Offices - ground floor	255.48	2,750
Office - first floor	255.48	2,750
Pump house	25.08	270
TOTAL	9,853.90	106,070

TERMS

The premises are available by way of a new full repairing and insuring lease for a term to be agreed. Alternatively consideration will be given to the sale of the freehold.

RATES

Rateable value: £340,000

LEGAL COSTS

Both parties will be responsible for their own legal costs.

VAT

All outgoings are exclusive of VAT.

SERVICES

We understand that all main services including gas, water, electricity and mains drainage are available to the premises. Interested parties should check with the local service provider as to their existence, adequacy or otherwise for their proposed use.

VIEWING

By arrangement with the sole agents.

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