MADISON 24
MADISON 35

MICHIGAN DRIVE · TONGWELL · MILTON KEYNES · MK15 8HQ

TO LET

TWO NEW WAREHOUSE/INDUSTRIAL UNITS

24,325 & 35,639 SQ FT

DESCRIPTION

The development will comprise two new detached B8 warehouse units situated on a secure site with separate car parking to the front and service yard / loading to the rear.

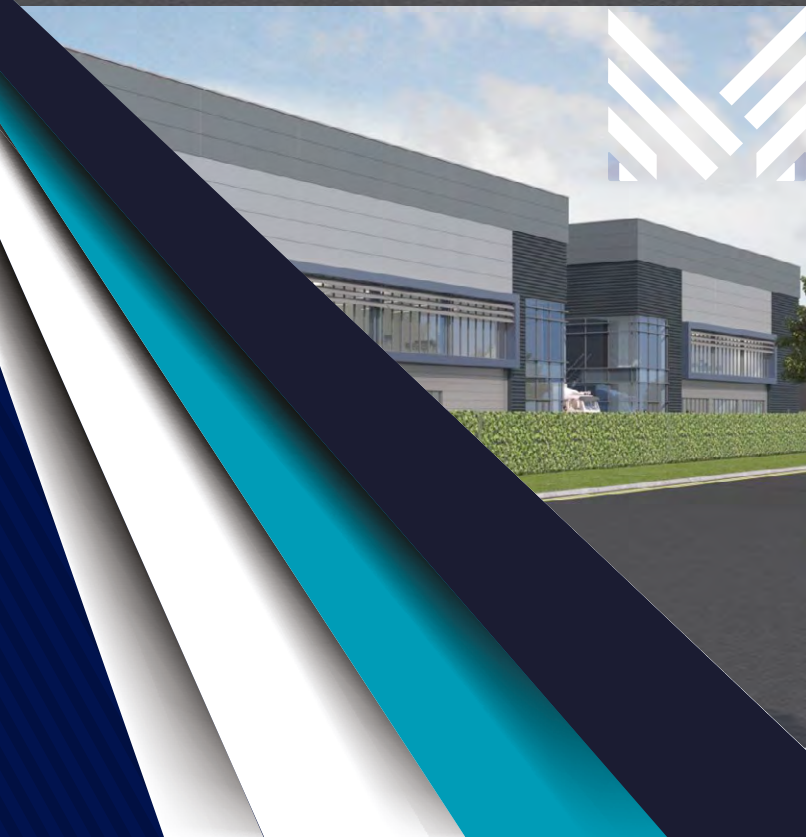
The premises will be of steel portal frame construction with profile clad elevations beneath a mixture of single and dual pitched roofs incorporating roof lights (10% coverage).

Internally the premises will benefit from ground floor reception area, first floor open plan offices with separate staff welfare facilities on both floors, full height warehouse accommodation (11m minimum eaves height), 3 ground level loading doors with canopy over.

Externally there is separate allocated car parking to the front of both units with commercial vehicle access provided via a two-way access road (dividing the units) to the secure service yards to the rear which have a 30m depth.

SPECIFICATION

- Two new detached warehouse units
- Minimum eaves height of 11m
- Ground level loading, with both units having three roller shutter doors
- Secure service yards (30m depth)
- First floor open plan office accommodation
- Separate car parking to each unit, 24 and 40 spaces respectively including 4 electric car charging points
- Staff welfare facilities to both warehouse and office accommodation
- Ground floor reception with lift to first floor offices
- Secure site of circa 1.19 ha (2.94 acres)
- Situated adjacent to the M1 motorway with easy access to Junction 14 within 3 miles



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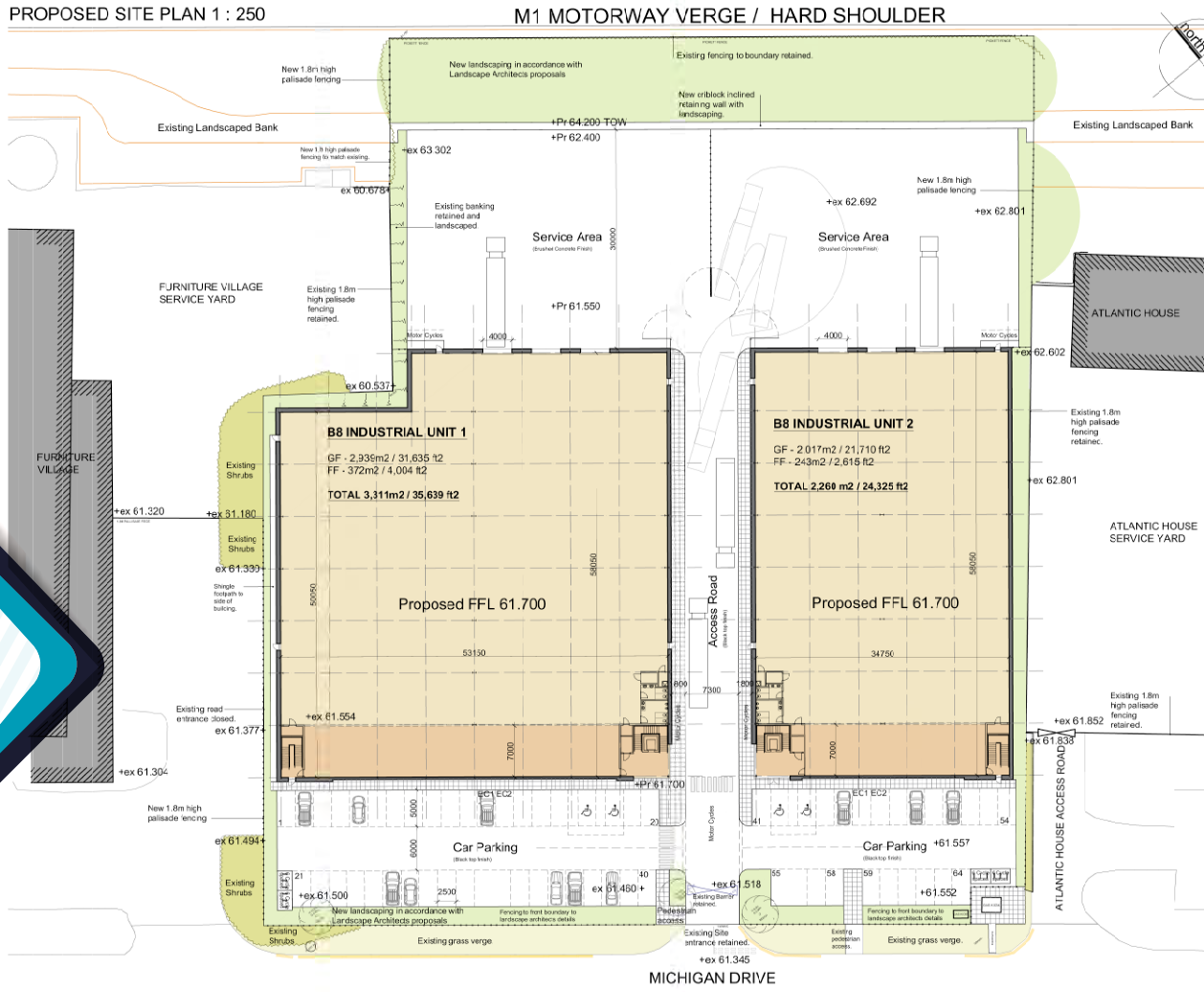
ACCOMMODATION

		SQ M	SQ FT
MADISON 24	Ground Floor	2,017	21,710
	First Floor	243	2,615
	Madison 24 Total	2,260	24,325
MADISON 35	Ground Floor	2,939	31,635
	First Floor	372	4,004
	Madison 35 Total	3,311	35,639
COMBINED TOTAL		**5,571**	**59,964**

PROPOSED SITE PLAN 1 : 250



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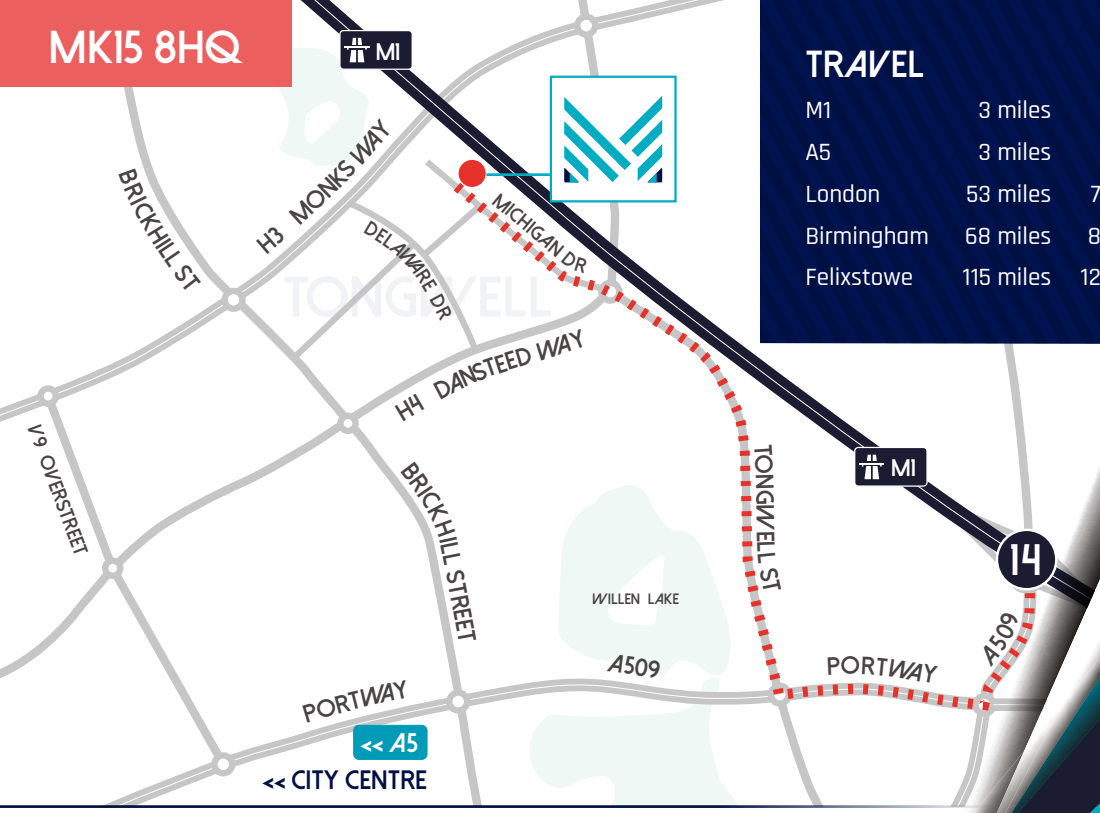

TRAVEL

M1	3 miles	6 mins
A5	3 miles	6 mins
London	53 miles	79 mins
Birmingham	68 miles	85 mins
Felixstowe	115 miles	129 mins

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LOCATION

The development occupies a prominent position being visible from the M1 motorway to the rear and fronting directly onto Michigan Drive one of the two main estate roads within the Tongwell employment area of Milton Keynes.

Tongwell is located on the northern side of Milton Keynes adjacent to the M1 motorway with Junction 14 within 3 miles via the V11 (Tongwell Street) / A509 with the A5 dual carriageway 6 miles west via the H3 (Monks Way) and Central Milton Keynes within 3 miles also to the west.

Mainline rail services are also available from Milton Keynes train station and in turn fast trains (circa 30 minutes) to London Euston.

CONTACT

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