



louchshacklock
and partners LLP

01908 224 760
www.louchshacklock.com



9 BOND AVENUE | DENBIGH EAST | MILTON KEYNES | MK1 1SW

INDUSTRIAL/WAREHOUSE PREMISES TO LET **11,357 SQ FT / 1,055 M²**

- Detached headquarters industrial/warehouse property
- Prominent location with main road frontage
- Minimum internal eaves height of 4.6m rising to 7.2m
- Secure fenced service yard
- 3-phase electricity supply, heating and lighting to warehouse area
- Fully-fitted ground and first floor office accommodation
- 17 car parking spaces

Location

Denbigh East is an established employment area close to the A5 dual carriageway and accessed directly from H10 Bletcham Way from the East-West and V7 Saxon Street from North-South, two of the main urban "grid" roads in Milton Keynes. It is approximately 1 mile from Bletchley town centre and 4 miles from Central Milton Keynes. Bond Avenue is the main estate road from Bletcham Way through Denbigh East.

Description

Unit 9 Bond Avenue is a detached headquarters building of concrete frame construction with facing brick elevations. The two-storey office elevations are finished with double-glazed aluminium framed windows. The property is on a plot of approximately 0.4 acres

The office accommodation benefits from suspended ceilings, Cat 2 light fittings, carpet tiles, perimeter skirting trunking with computer network cabling and electrical sockets, gas fired central heating throughout the offices and additional comfort cooling cassette units fitted in some of the individual office rooms. Male and female toilet facilities are provided on each floor. There is a kitchen area/staff room on the ground floor.

The warehouse/production area is serviced from a single surface level loading door leading into the yard to the side of the property. The minimum internal clear eaves height is 4.6m rising to 7.2m at the underside of the apex of the steel roof structure. A good level of natural daylight into the warehouse is provided by rooflights and fluorescent tube light fittings have been fitted to a bus bar system suspended from the roof purlins. A gas fired warm air heating system is fitted within the warehouse area.

Externally there are 14 car parking spaces to the front of the property and a further 3 spaces within the fenced, gated service yard to the side of the premises.

Specification

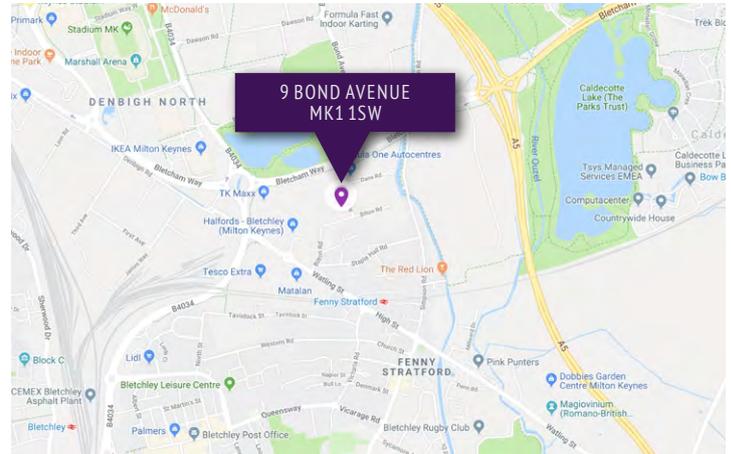
- ✓ Detached headquarters industrial/warehouse property
- ✓ Excellent location and road frontage
- ✓ Two-storey office accommodation
- ✓ Secure fenced service yard and private car parking

Lease Terms

The property is available by means of a new lease upon terms to be agreed.

Rent

£76,000 pa exclusive, payable quarterly in advance.



Business Rates

	Rateable Value (2017)	Estimated Rates Payable (2019/20)
9 Bond Avenue	£24,250	£12,370

Floor Areas

	Gross Internal Floor Area (m ²)	Gross Internal Floor Area (sq ft)
Industrial/Warehouse Area	686	7,382
Ground and 1st Floor Offices	369	3,975
TOTAL	1,055	11,357

EPC

The property has an EPC Asset Rating of D-99.

Viewing and further information:

Jonathan Whittle



01908 224760

louchshacklock.com

DDI: 01908 224763

jonathan@louchshacklock.com