

# TO LET - INDUSTRIAL/WAREHOUSE



Unit 8, Lyon Road, Denbigh West, Milton Keynes MK1 1EX

2,439 SqFt (226.58 SqM)

£30,000 per annum exclusive

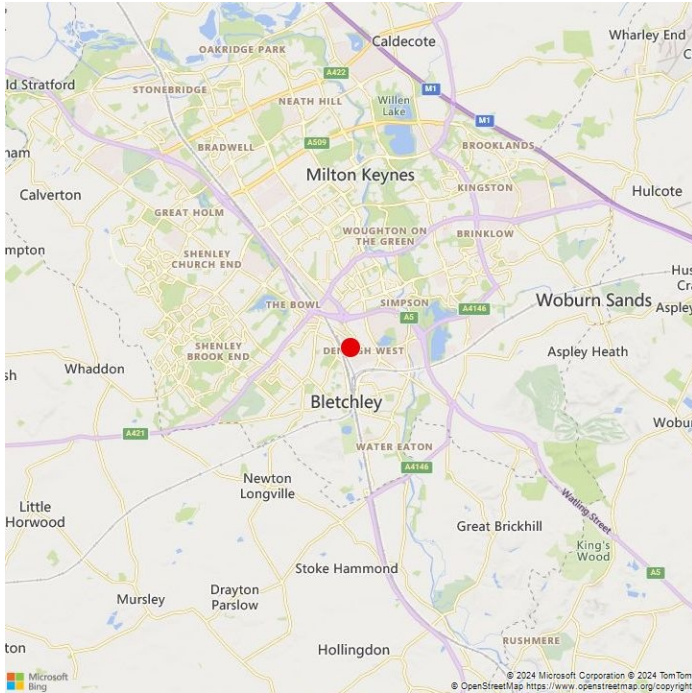
## Industrial / Warehouse

- Located within the employment area of Denbigh West.
- Good access to both A5 and M1.
- Parking to front.
- Industrial/Warehouse with single storey offices

## Location

Located within the established employment area of Denbigh West with nearby occupiers including Ikea, ASDA, Travis Perkins and Tesco.

Excellent access to the A5 dual carriageway, A421 trunk road and M1 J13 and 14 all within easy travel distance by both lorry and car.



## Accommodation

Warehouse with the following specification  
LED lighting to offices  
Solar Panels  
Air-conditioning to offices.  
Fibre broadband available.  
3 phase power.  
Kitchen area  
Double Glazing  
Eaves height 3.5 metres.

## Floor Area (GIA)

The property has been measured in accordance with the RICS Property Measurements Standard 2nd Edition

Accommodation	sq ft	sq m
<b>Total Area</b>	<b>2,439</b>	<b>226.58</b>

Areas quoted are approximate and should not be held as 100% accurate.

## TENURE

The premises are to be let by way of a lease at terms to be agreed.

## VAT

VAT Applicable

## Business Rates

Rateable Value: £21,000

Interested parties are advised to contact the relevant Local Authority

## Further Information

Viewing strictly by appointment:

### Nick Bosworth

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### Tate James

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## Description

Industrial/warehouse unit with parking and offices  
profile sheeted elevations under a pitched clad roof.  
Male and female WC facilities.  
Up and over loading door to front elevation.



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