

TO LET

1,288 Sq Ft (119.66 Sq M)

- › End-terraced Industrial/Warehouse Unit
- › Three roller shutter doors
- › Independent pedestrian access
- › Secured estate location



Unit 1 The Grainstores

Crabtree Lane, Lower End, Wavendon, Milton Keynes, MK17 8AP



LOCATION

- The property is located in close proximity to the junction of Salford Road and Crabtree Lane, just outside Wavendon
- The M1 at J13 and J14 is easily accessible and the A5 and A421 are a short drive from the unit
- Milton Keynes, Bedford, Luton and Northampton are all easily accessible within a short drive
- Woburn Sands is within 2
- 5 miles and provides a High Street with national and regional occupiers and facilities



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DESCRIPTION

- An end Terraced industrial/warehouse unit with three loading doors
- The new owner has installed a new wc facility, a new klargestre to the yard and is in the process of installing separate electricity/water meters the units
- The building is of steel portal frame construction with profiled steel cladding and a concrete floor
- The unit also benefits from three roller shutter doors

TERMS

The premises are to be let on a full repairing and insuring lease for a term to be agreed at a rent of £16,500 per annum exclusive.



ACCOMMODATION (Gross Internal Area*)

| | | |
|-------|-------------|-------------|
| Total | 119.66 SQ M | 1,288 SQ FT |
|-------|-------------|-------------|

*The property has been measured in accordance with the RICS Property Measurements Standard 6th Edition

EPC: C-51

Business Rates: The Rateable Value is £TBA per annum. For the rates payable, please contact www.voa.gov.uk

Service Charge: The landlord collects an estate service charge for the provision, maintenance and repair of the common areas and facilities including the entrance gate and barrier.

CONTACT:



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