

TO LET

2,439 Sq Ft (226.58 Sq M)

- › Space can be tailored to requirement
- › Good access to both A5 and M1.
- › Parking to front.
- › Industrial/Warehouse with single storey offices



Unit 8

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



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

 what3words

///vague.eating.ocean

 Google Maps

[Click here](#)



DESCRIPTION

- Flexible Terms Available.
- 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.
- The unit has the ability of being used as either office, retail or industrial space.

TERMS

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

ACCOMMODATION (Gross Internal Area*)

Total	226.58 SQ M	2,439 SQ FT
-------	-------------	-------------

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

EPC: TBC

Business Rates: Rateable Value: £21,000

Interested parties are advised to contact the relevant Local Authority

Service Charge: Available upon request.

CONTACT:

 **NICK BOSWORTH**
07721 128 798 Nick.Bosworth@kirkbydiamond.co.uk

 **TATE JAMES**
07810 746 885 tate.james@kirkbydiamond.co.uk

Kirkby Diamond LLP for themselves and for the vendors, whose agents they are, give notice that these particulars are set out as a general guide only and do not constitute any part of any offer or contract. All descriptions, dimensions, reference to condition and the necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but interested parties should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Kirkby Diamond LLP has any authority to make or give representation or warranty whatever in relation to this property. Kirkby Diamond LLP (Registration No OC420194) is authorised and regulated by the Royal Institution of Chartered Surveyors. Kirkby Diamond is a trading name of Kirkby Diamond LLP