

TO LET

7,001 Sq Ft (650.39 Sq M)

- High spec fit out
- Two business units currently interconnecting
- Warehouse and office accommodation
- Two roller shutter doors
- 12 car parking spaces



Units 1 & 2 Midbrook Court

Blakelands, Milton Keynes, MK14 5FH

>D KirkbyDiamond

Contact: Tate James or Paul Quay

Tel: 01908 678 800

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LOCATION

- Blakelands Industrial Estate is accessed directly off Brickhill Street (V10).
- The estate is Milton Keynes' largest multi-let industrial estate.
- It is host to a wide variety of occupiers such as ITAS, Makita, Urban Automotive, Volkswagen, John Lewis & Coca Cola.
- The property is 3 miles from J14 of the M1 Motorway and benefits from its close proximity to Milton Keynes city centre.

/// what3words

///sprain.troubled.intricate

Google Maps

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DESCRIPTION

- Unit 1 & 2 Midbrook Court consists of two interconnected business units constructed in 2009.
- The property benefits from having a full mezzanine providing both warehouse and office accommodation.
- The warehouse offers concrete flooring, suspended ceiling with cat 2 lighting, 3-phase power and two roller shutter doors (subject to fit-out).
- The office accommodation comprises carpet tiled full access raised floors, partitioned meeting rooms, suspended ceiling with motion sensor LED lighting and air-conditioning.
- The two units have 12 allocated car parking spaces.

TERMS

Available by way of a new FRI lease for a term to be agreed at a rent of £50,000 per annum. VAT is payable.



ACCOMMODATION (Gross Internal Area*)

Unit 1 - Ground Floor	206.89 SQ M	2,227 SQ FT
Unit 1 - First Floor	191.75 SQ M	2,064 SQ FT
Unit 2 - Ground Floor	125.88 SQ M	1,355 SQ FT
Unit 2 - First Floor	125.88 SQ M	1,355 SQ FT
Total	650.39 SQ M	7,001 SQ FT

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

EPC: Unit 1 - C (57) & Unit 2 - B (49)

Business Rates: The rateable value is £25,750 for unit 1 & £18,750 for unit 2. For the rates payable please contact us or www.voa.gov.uk

Service Charge: Available upon request.

CONTACT:

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

PAUL QUY
07917 268653 paul.quy@kirkbydiamond.co.uk

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