

# TO LET

6,705 Sq Ft (622.89 Sq M)

- Located on a well established industrial estate
- Suitable for a wide variety of uses
- Ample parking
- Close to M1



## Unit 29

Blundells Road, Bradville, Milton Keynes, MK13 7HA

 **KirkbyDiamond**

Contact: Tate James or Rex Dunn

Tel:

[kirkbydiamond.co.uk](http://kirkbydiamond.co.uk)



## LOCATION

- The Bradville industrial area is located north of Central Milton Keynes at the junction of Saxon Street (V7) with Monks Way (H3), two of the main arteries on the Milton Keynes grid road system.
- The estate is approximately one mile from central Milton Keynes, one mile from the A5 dual carriage way and four miles from Junction 14 of the M1.
- It is an attractive location for major warehouse and logistics companies.

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## DESCRIPTION

- The estate was constructed in the mid 1980's & comprises 22 units spread over 3 terraces of warehouse/industrial accommodation and contains a diverse mix of commercial occupiers ranging from light industrial/engineering to storage & distribution.
- The units benefit from off road parking immediately in front of the buildings and a shared service yard to the rear.
- All buildings are of steel portal frame construction with profiled sheet cladding roofs.
- The properties generally have ground & first floor office facilities and open plan warehouse accommodation with 5.3 metre eaves.

## ACCOMMODATION

<b>Total</b>	<b>622.89 SQ M</b>	<b>6,705 SQ FT</b>
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\*The property has been measured in accordance with the RICS Property Measurements Standard 6th Edition

**EPC: C (53)**

**Business Rates:** The rateable value is £42,250. For the rates payable please contact us or [www.voa.gov.uk](http://www.voa.gov.uk)

**Service Charge:** Available upon request

## CONTACT:

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