

TO LET

1,618 Sq Ft (150.31 Sq M)

- › Indicative photos – TO BE REFURBISHED
- › Manual Roller Shutter Door
- › Loading Bay
- › Allocated Parking
- › 3m Eaves Height



Unit 29 Barton Road

Water Eaton Industrial Estate, Bletchley, Milton Keynes, MK2 3HU

Contact: Cristian Coccozza or Paul Quay
Tel: **01908 678800**
eddisons.com





Location

- Barton Road, Water Eaton is located on the south-western edge of Milton Keynes with good access to both the A5 (2.3 miles) and M1 Junction 14 being just 7.5 miles away.
- The Water Eaton Industrial Estate provides a variety of manufacturing/warehousing and also some motor related uses (in certain locations on the estate).

/// what3words
///fishery.damp.daisy

 Google Maps
Click here



Description

- Barton Road is an established industrial estate and Unit 29 is an industrial unit with allocated forecourt parking.
- No motor related users are accepted.
- Block built light industrial unit with profile metal clad elevations.
- Mains electric, gas and water.

Terms

Available by way of a new lease for a term to be agreed at a rent of £19,500. VAT to be confirmed.

Accommodation (Gross Internal Area*)

Total	150.31 SQ M	1,618 SQ FT
-------	-------------	-------------

*The property has been measured in accordance with the RICS Property Measurements Standard 8th Edition

EPC: TBC

Business Rates: The rateable value is £16,000. For the rates payable please contact us or www.voa.gov.uk

Service Charge: Available upon request.

Contact:

CRISTIAN COCOZZA
[07810 746885 Cristian.Coccozza@eddisons.com](mailto:Cristian.Coccozza@eddisons.com)

PAUL QUY
[07917 268653 paul.quy@eddisons.com](mailto:paul.quy@eddisons.com)

BTG Eddisons is a trading name of Eddisons Commercial Ltd, registered in England and Wales (No. 3280893). The company for itself and for the vendors or lessors of this property for whom it acts as agents give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or lessees 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 (iii) no person in the employment of Eddisons has any authority to make or give any representation or warranty whatever in relation to this property.