

# TO LET

## INDUSTRIAL & STORAGE UNIT



**APPROX 1800 FT<sup>2</sup> (167.22 M<sup>2</sup>)**

DENBIGH BUSINESS PARK, FIRST AVENUE, DENBIGH WEST, MILTON KEYNES MK1 1DN



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**Bletchley: 1.5 miles**

**Central Milton Keynes: 4 miles**

**Eaves up to 3.5m**

**Telecoms & IT cabling**

**Three phase power**

**Car parking**

**Leasehold: competitive rents & flexible terms**

25 FIRST AVENUE  
MILTON KEYNES MK1 1DX

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## LOCATION

- Well located within an established industrial zone 4 miles from Central Milton Keynes.
- Good access via the grid road system to the A5, A421 and M1.
- Central Milton Keynes and Bletchley railway stations provide regional & national services.
- Nearby occupiers include Ikea, Network Rail, Screwfix and B&Q.

## DESCRIPTION

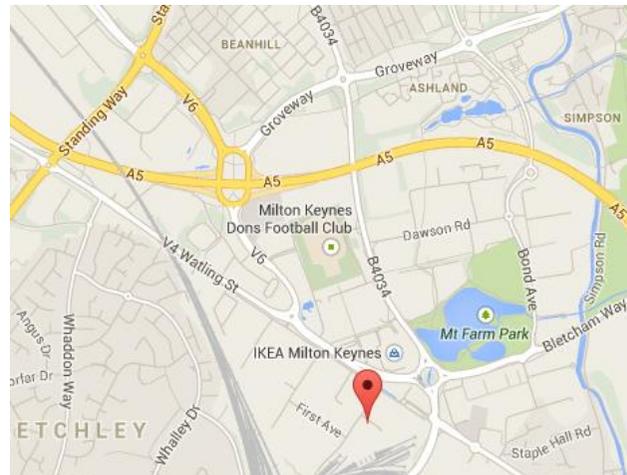
- Modern industrial & storage space with 24 hour access and CCTV.
- Integral office accommodation, kitchen provision and WC facilities.
- HGV access/loading and car parking.
- Meeting room availability and cafe on the complex.

## SPECIFICATION

- Three phase power available.
- Eaves up to 3.5m.
- Electric loading door.
- Telecoms and IT provision.
- Industrial heating available.
- Security alarm.
- Specifications are noted as a guide and may vary depending on unit.

## FLOOR AREA (approx gross internal)

- Units are approx 1800 ft<sup>2</sup> (167.22 m<sup>2</sup>).
- Call for current and forthcoming availability.



## TERMS

- **Leasehold:** flexible leases immediately available.
- **Rent:** inclusive monthly payment terms.
- **VAT:** applicable.
- **Occupation:** within 24 hours (subject to availability).

## ENERGY PERFORMANCE

- EPC rating: E106.

## VIEWING

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