

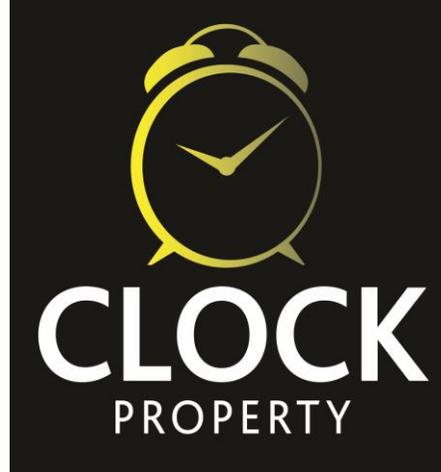
TO LET

INDUSTRIAL & WAREHOUSE UNIT



APPROX 6,540 FT² (607.62 M²)

UNIT 1 QUATRO PARK, BLAKELANDS, MILTON KEYNES, MK14 5BN



01908 299 500

Central Milton Keynes: 3 miles

Newport Pagnell: 1.5 miles

M1 Motorway: 3 miles

Eaves: 8.5m

First floor offices

Parking & goods loading

Town Planning: B1, B2 or B8 uses

Leasehold: £38,977 pax

25 FIRST AVENUE
MILTON KEYNES MK1 1DX

clockproperty.co.uk

LOCATION

- Located on modern industrial estate.
- Good access via grid roads to A5, A421, A422 and M1.
- Central Milton Keynes including railway station approx 3 miles.
- Nearby occupiers include The John Lewis Partnership and VW Group UK and Rexam Beverages.

DESCRIPTION

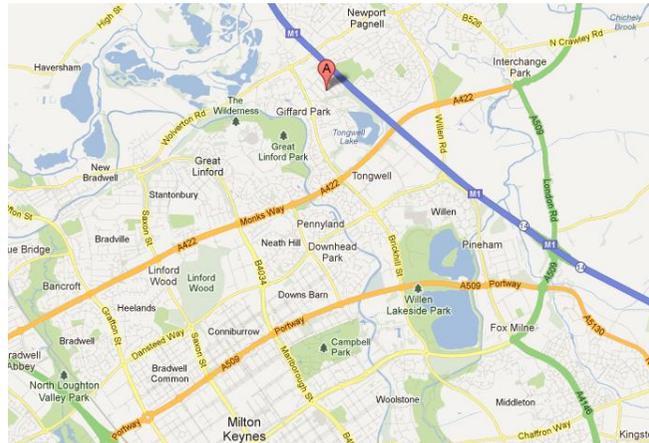
- Modern high quality end of terrace factory/warehouse within a development of four units.
- Metal clad elevations and steel portal frame under a pitched roof.
- First floor offices.
- HGV loading access and car parking.

SPECIFICATION

- Electric loading door; 8.5m eaves.
- Three phase power.
- Electric heating & Cat II lighting to offices.
- Telecoms trunking within offices.
- Shower & WC facilities.
- Kitchenette provision.

FLOOR AREA (approx gross internal)

| | | |
|---------------|-----------------------------|-------------------------------|
| Ground Floor: | 5,367 ft ² | (498.60 m ²) |
| First Floor: | 1,173 ft ² | (109.02 m ²) |
| Total: | 6,540 ft² | (607.62 m²) |



TERMS

- **Leasehold:** £38,977 pax.
- **VAT:** applicable.
- **Estate charge:** applicable.

BUSINESS RATES

- **Rateable value (RV):** £32,500.
- **2015/16:** 49.3% of RV is payable.
- **Local authority:** Milton Keynes Council.

ENERGY PERFORMANCE

- EPC: C68.

VIEWING

Clock Property: 01908 299 500

