



BT Fleet, Chesney Wold, Milton Keynes MK6 1BA

10,872ft² (1,010.06m²)

- **Industrial / depot premises available immediately**
- **Located on a secure site with a large external yard**

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Avison Young

65 Gresham Street
London
EC2V 7NQ

Industrial building for lease

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Property Description

The property is a stand alone vehicle servicing facility of portal frame construction with additional office and amenity. The space offers 7 level loading roller shutter door access points, leading into a clear span warehouse space with eaves height of 5.2m rising to 6.5m. The space includes a HGV testing bay, MOT bays, internal wash down facility with office and ancillary space.

Externally the site forms part of a wider depot, with on site security, fenced and gated perimeter.

Specification

- 7 shutter doors
- Gas radiant heaters
- Eaves height of 5.2m rising to 6.5m
- Large external yard space
- On a secure site with excellent security
- MOT Testing bays
- Wash down area with drainage
- Dedicated car parking area
- Office space and break out space
- Ground floor reception with separate customer entrance
- WC facilities

Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice (6th Edition):

Area (GIA)	Sq ft	Sq m
Workshop	9,611	892.96
1 st Floor office / ancillary	1,260	117.1
Total	10,872	1,010.06

Location

Located on an established industrial estate in Central Milton Keynes, with almost immediate access to the A5 with links to Luton / London and the wider South East to the South and Northampton and the Midlands to the North.

The site sits approximately 7 miles (15 minutes) West of Junction 13 of the M1 and 5 miles (12 minutes) from Junction 14 of the M1.

Legal Costs

Each party is to be responsible for their own legal costs.

VAT

VAT is applicable at the standard rate.

Rates & Service Charge

On request from the marketing agents the apportioned rates payable.

EPC

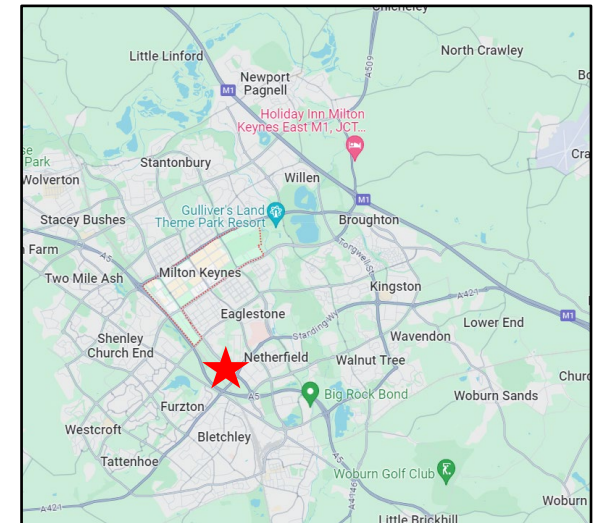
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Tenure

The unit is available by way of a new sublease of the remaining term, expiring November 2030.

Rent

Quoting rent of £95,000 per annum exclusive.



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Get more information

Chris Proctor

+44 (0)7798690234

Chris.proctor@avisonyoung.com

Saffron Harding

+44 (0)7786419663

Saffron.Harding@avisonyoung.com

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