



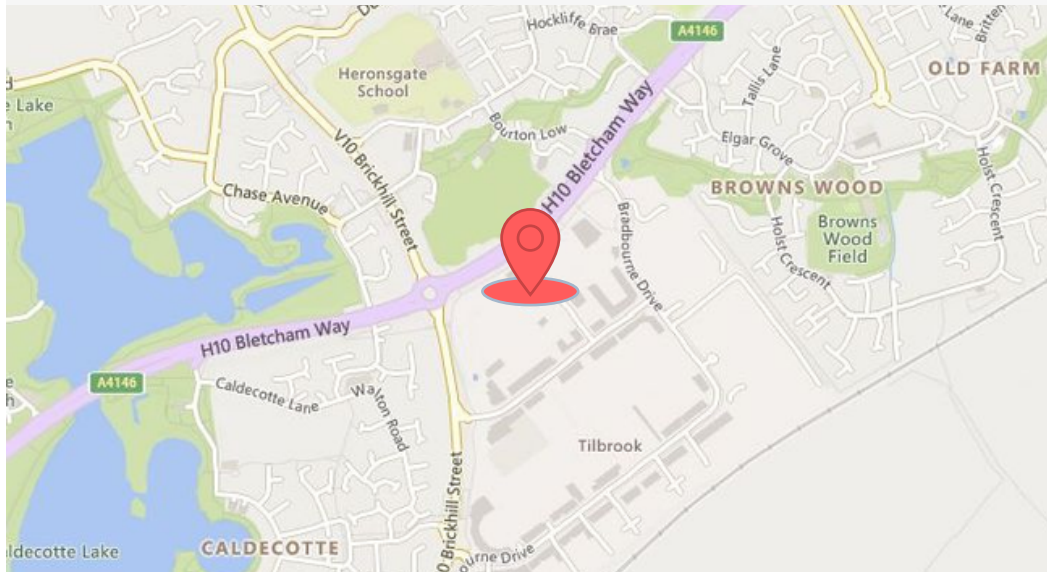
Tilbrook 35 |
Sherbourne Drive |
Tilbrook | Milton Keynes |
MK7 8BA

Self Contained Industrial Building |
35,006 Sq.ft (3,252 Sq.m)

TO LET / FOR SALE



Self contained
industrial
building



Tilbrook 35 | Sherbourne Drive | Tilbrook | Milton Keynes | MK7 8BA

Description

The property comprises a modern single storey warehouse/production unit with 2 storey offices to the front. The warehouse has a clear height of approximately 6m to the haunch and approximately 7.3m to the apex. It is constructed in 2 bays and has 3 up and over loading doors. The warehouse benefits from high level fluorescent lighting and a gas fired radiant heating system.

The offices are air conditioned throughout, benefiting from LED lighting and under floor trunking. Externally, there is a good sized loading yard and generous car park providing approximately 75 car parking spaces; one with an electric charging point.

Location

The property is situated within the Tilbrook Employment Area of Milton Keynes which is located 5 miles southeast of Milton Keynes city centre and approximately 5 miles west of Junctions 13 and 14 of the M1 motorway. The property is around 1 mile from the Caldecotte Roundabout junction of the A4146 Bletcham Way with the A5 dual carriageway.

Whilst having frontage to the A4146 Bletcham Way, the building is approached off Sherbourne Drive which is a turning off either Brickhill Street (V10) or Bradbourne Drive.

Milton Keynes is one of the fastest growing and most successful urban areas in the UK due to its advantageous geographical location approximately 53 miles (85 km) north-west of London; 67 miles (108 km) south-east of Birmingham and in the 'Growth Corridor' between Oxford and Cambridge.

VAT

We understand the property is not elected for VAT.

Accommodation

Two storey offices	5,983 Sq.ft	555.83 Sq.m
Warehouse	29,023 Sq.ft	2,696.34 Sq.m
TOTAL GIA	 35,006 Sq.ft	 3,252.10 Sq.m

These floor areas are approximate and have been calculated on a gross internal basis.

Tenure

The property is available by way of a new lease on terms to be agreed.

Rent / Price

Upon application.

A sale of the freehold interest may be considered. Further information available upon request.

Rates

The VOA website shows an entry in the 2023 Rating List of £178,000. The rates payable will be a proportion of this figure.

For rates payable from 1st April 2024, refer to the Local Rating Authority, Milton Keynes Council - 01908 691691.

EPC

The EPC will be revisited on completion of the refurbishment works.

Legal costs

Each party to be responsible for their own legal costs incurred in this transaction.

For viewings contact

Tim Howlings
07702 884402
tim.howlings@brasierfreeth.com

Claire Madden
07540 107824
claire.madden@brasierfreeth.com

