

TO LET

AXIS 123

MAIDSTONE ROAD / MILTON KEYNES / MK10 0BD

Strategically located Industrial Warehouse Unit

123,284 sq ft on 6.8 acres

KEY POINTS

- › Self-contained site of 6.8 acres
- › Separate access / egress
- › Eaves height of 6.1m rising to a maximum ceiling height of 8.8m
- › 139 car parking spaces
- › 17 dock and 1 ramped level door
- › Excellent access to the M1 (J13 & J14)
- › Surrounding occupiers include Amazon, Waitrose and John Lewis





MINIMUM HEIGHT OF
6.1M RISING TO 8.8M



139 CAR
PARKING SPACES



17 DOCK AND 1
RAMPED LEVEL DOOR



DUAL ASPECT
YARDS



GROUND & FIRST
FLOOR OFFICES



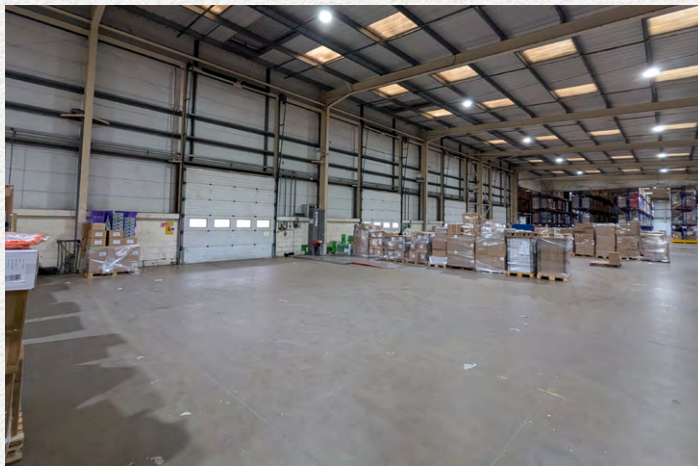
SCOPE FOR
CROSS DOCKING



SEPARATE ACCESS / EGRESS
PROVIDING GOOD CIRCULATION
AROUND THE SITE



EXCELLENT
TRANSPORT LINKS



DESCRIPTION

The property provides a detached warehouse unit with two storey office/ancillary accommodation on a self-contained secure site of 6.8 acres. Externally there are large yard areas to the north eastern and north western corners, in addition to 139 car parking spaces.

The unit benefits from a minimum eaves height of 6.1 metres rising to a maximum ceiling height of 8.8m, 17 dock level doors and 1 ramped level door with canopy above.

VAT

The Property is elected for VAT. All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in any transaction.

PLANNING

The property benefits from an existing consent for B2 (General Industrial) and B8 (Storage or Distribution) with ancillary offices.

EPC

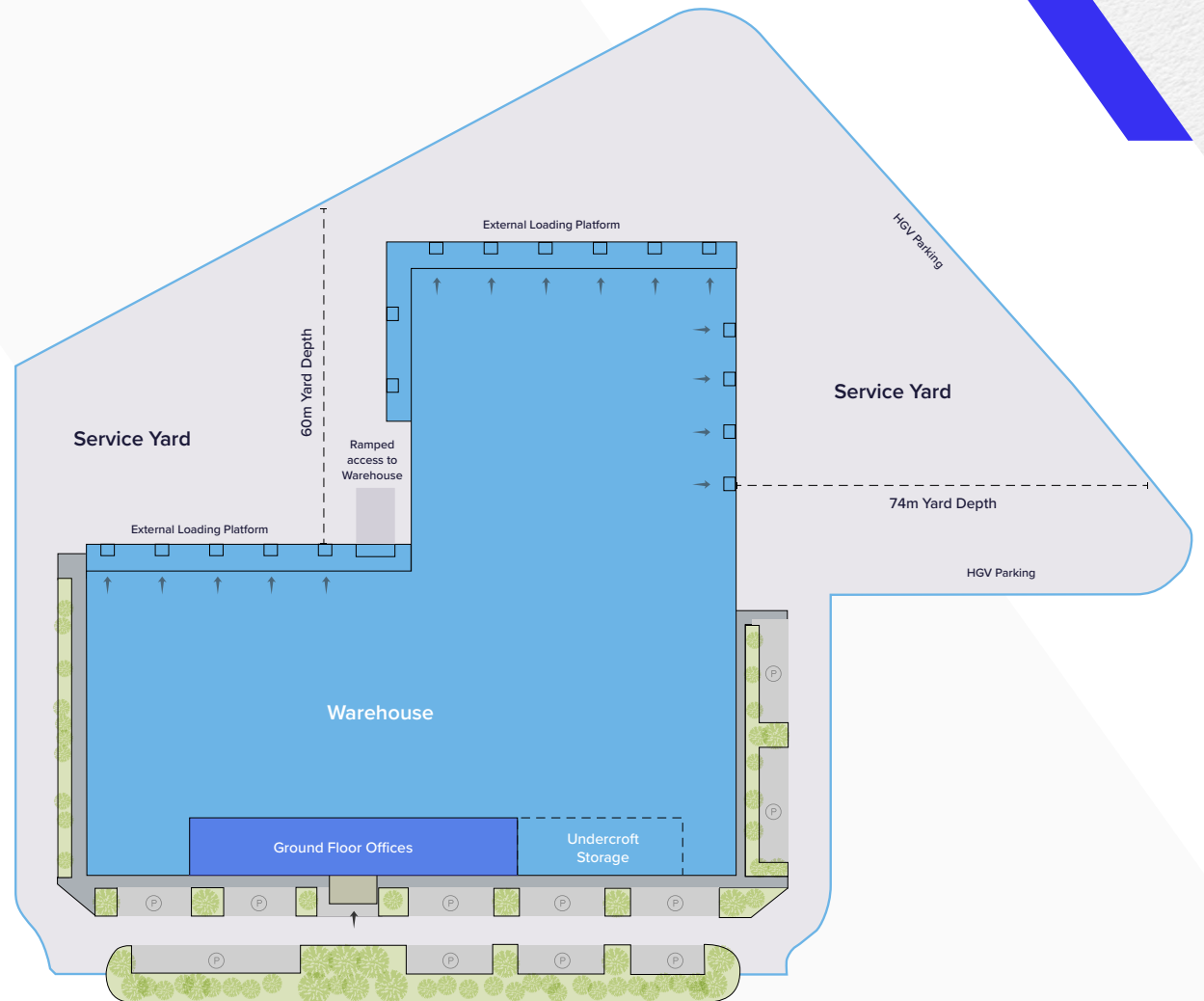
C (72)

BUSINESS RATES

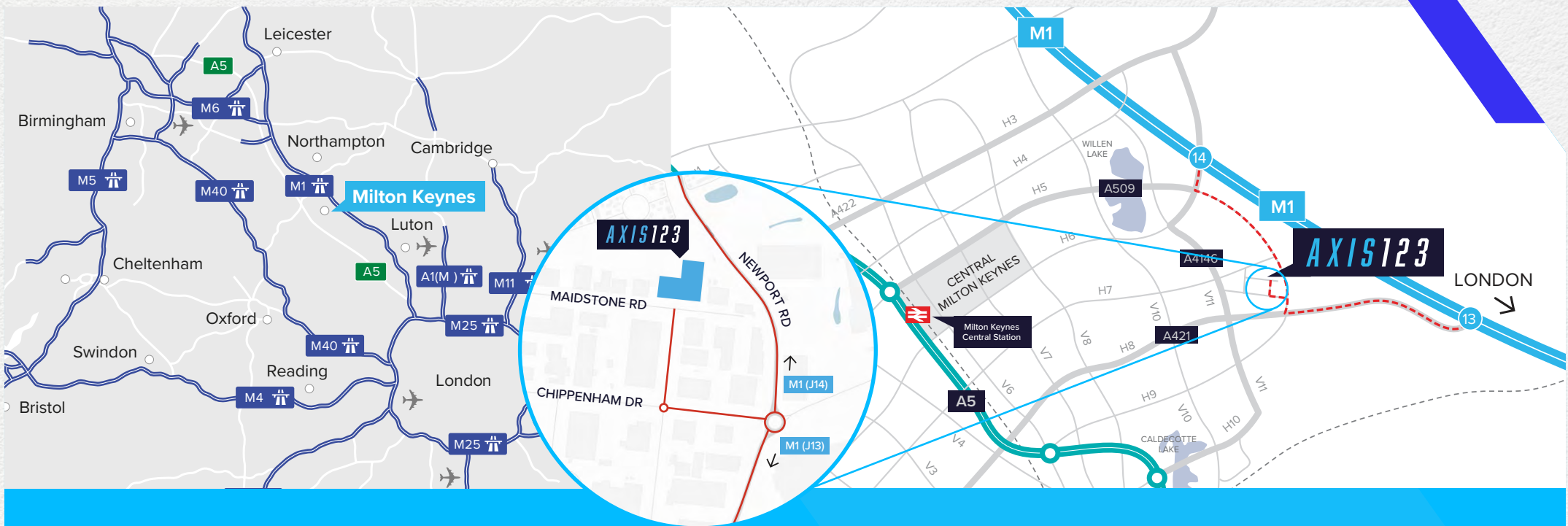
The rateable value is £625,000 as detailed on the Valuation Office Agency website. Interested parties are advised to make their own enquiries with Milton Keynes Council.

TERMS

The unit is available by way of a full repairing and insuring lease with terms to be agreed.



	Sq Ft	Sq M
Warehouse	105,272	9,780
Ground floor offices	7,189	668
First floor offices	10,823	1,005
Total	123,284	11,453



LOCATION

The subject property is located in the Milton Keynes district of Kingston to the east of the city centre and in proximity to the M1. Situated on the Maidstone Road, the property is nearby to both the A421 and A4146 which provide excellent access to the M1 J13 and J14 respectively.

The unit's superb location is further enhanced by the strong surrounding occupiers in both Kingston and the nearby Magna Park, including the likes of Waitrose, John Lewis, Amazon and River Island.



M1 J14	2.6 miles	8 mins
A5	3.5 miles	8 mins
M1 J13	4.2 miles	10 mins
M25 (21A)	30 miles	37 mins
London	51 miles	1hr 30 mins
Birmingham	69 miles	1hr 23 mins
Manchester	152 miles	3hr 3 mins



London Gateway	75 miles	1hr 30 mins
Tilbury	76 miles	1hr 36 mins



Euston	30 mins
Birmingham International	42 mins
Gatwick Airport	90 mins



London Luton	22 miles	32 mins
London Heathrow	52 miles	1hr 3 mins
London Stansted	53 miles	1hr 18 mins
Birmingham International	62 miles	1hr 12 mins
East Midlands	68 miles	1hr 9 mins



VIEWINGS

Strictly by prior appointment through the agents Lambert Smith Hampton.

**Lambert
Smith
Hampton**

01908 604 630

Joe Skinner
07739 973 929
jskinner@lsh.co.uk

Louis Day
07708 479 451
lday@lsh.co.uk

Akhtar Alibhai
07909 684 801
aalibhai@lsh.co.uk

DISCLAIMER: The Agents for themselves and for the vendors or lessors of the property whose agents they are give notice that, (i) these particulars are given without responsibility of The Agents or the Vendors or Lessors as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (ii) The Agents cannot guarantee the accuracy of any description, dimension, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; (iii) no employee of The Agents has any authority to make or give any representation or enter into any contract whatsoever in relation to the property; (iv) VAT may be payable on the purchase price and / or rent, all figures are exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; (v) The Agents will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars. 02/25