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29 MOUNT AVENUE | BLETCHLEY | MILTON KEYNES | MK1 1LS

DETACHED INDUSTRIAL/WAREHOUSE BUILDING TO LET

74,774 sq ft / 6,946.5 m²

- Detached industrial/warehouse premises
- Fenced site with two entrance gates
- Warehouse with minimum internal eaves height up to 6.40m
- 8 ground level loading doors and 2 raised docks
- Transformer on site capable of providing up to 1,000 KVA
- Air-conditioned two-storey office accommodation
- Additional external storage building of 85m² (919 sq ft)
- Large car park and two service yards
- EPC Grade B(38)



Description

29 Mount Avenue is a steel framed detached industrial/warehouse building situated on a site with a boundary fence and two entrance gates. There are two service yards, with yard depth up to a maximum of approximately 35m, and a full vehicular circulation around the perimeter of the building.

The industrial/warehouse area has a range of minimum internal eaves height from 2.65m to 6.40m. There is high bay LED lighting, a reinforced concrete floor slab and 3-phase electricity supply with a current rating of 70 kVA, capable of upgrading to a maximum of 1,000 kVA from the on-site transformer. The industrial/warehouse area is accessed from the service yards by eight ground level loading doors and two raised dock doors.

The two storey-office accommodation has been finished to a high standard, with LED lighting, air-conditioning, glazed partitioned rooms, kitchen and staff welfare facilities.

Highlights

- ✓ Detached warehouse/industrial building
- ✓ Secure site with two entrance gates and full vehicular circulation
- ✓ 10 loading doors
- ✓ Fully-fitted modern air-conditioned office accommodation
- ✓ Substantial 3-phase electricity supply

Lease Terms

The property is available by means of new full repairing and insuring lease on terms to be agreed.

Rent

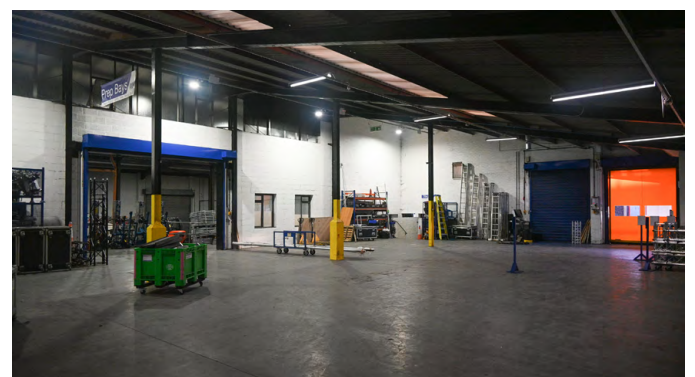
£676,107 pa exclusive, payable quarterly in advance.

Utilities

The incoming tenant will be responsible for the payment of its own utility bills.

Energy Performance

The property has an EPC asset rating of B(38).



Location

Mount Avenue is within the Mount Farm industrial estate, approximately 1.5 miles from Bletchley railway station and 4 miles from Central Milton Keynes. The industrial estate is accessed from H10 Bletcham Way and V7 Saxon Street, two of the main urban "grid roads" in Milton Keynes. The A5 junction at Fenny Lock is within close proximity and is accessed directly from the H10. Major occupiers in the Mount Farm and Bletchley area include Marshall Amplification, Yokohama, Royal Mail, Deli24, Holophane, Chemetall and Yamaha.

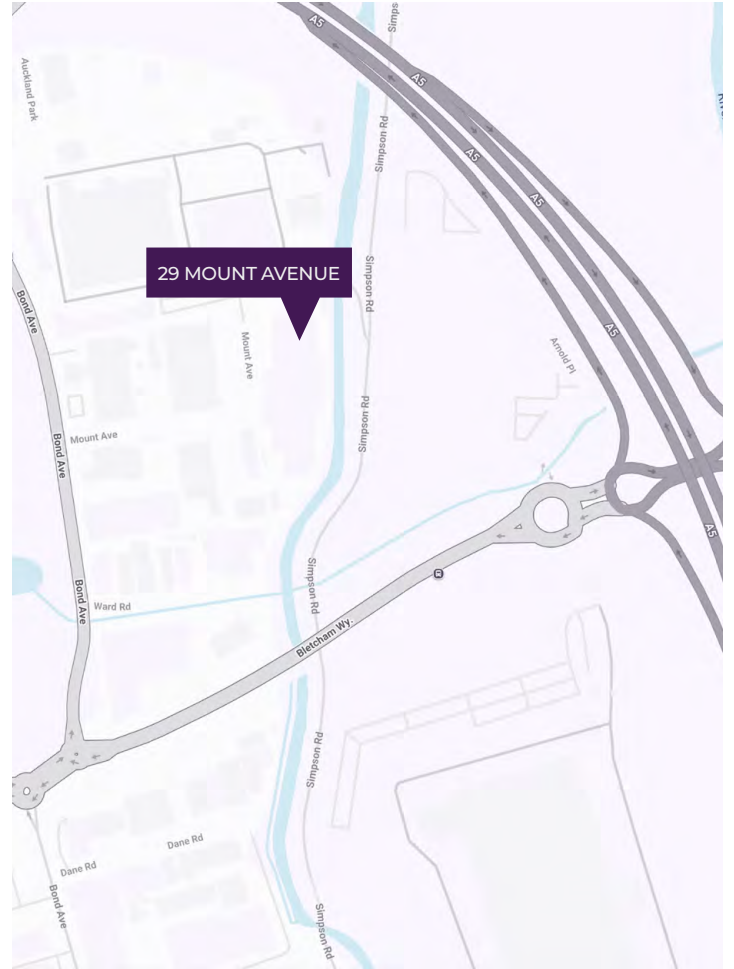
Floor Areas

| | GIA (m ²) | GIA (sq ft) |
|---------------------------|-----------------------|---------------|
| Industrial/Warehouse Area | 6,178 | 66,500 |
| Office/Ancillary Areas | 758.5 | 8,164 |
| TOTAL | 6,946.5 | 74,774 |
| External Store | 236 | 919 |



Business Rates

| | Rateable Value 2023 | Estimated Rates Payable (2024/25) |
|-----------------|---------------------|-----------------------------------|
| 29 Mount Avenue | £206,000 | £112,476 |



29 Mount Avenue | Bletchley | Milton Keynes | MK1 1LS

Viewing and further information:

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