

SHERBOURNE DRIVE | TILBROOK | MILTON KEYNES | MK7 8BA

TILBROOK 36

SELF-CONTAINED INDUSTRIAL BUILDING | TO LET / FOR SALE

36067 SQ FT
(3,252 SQ M)



WAREHOUSE FEATURES:



MODERN SINGLE-
STOREY WAREHOUSE/
PRODUCTION UNIT



CLEAR HEIGHT:
APPROX. 6M
TO THE HAUNCH



APEX HEIGHT:
APPROX. 7.3M



TWO BAYS WITH
3 UP-AND-OVER
LOADING DOORS

OFFICE FEATURES:



TWO-STOREY
OFFICES AT
THE FRONT



AIR-CONDITIONED
THROUGHOUT



LED LIGHTING



UNDERFLOOR
TRUNKING

EXTERNAL FEATURES:



LARGE LOADING
YARD



GENEROUS CAR PARK
WITH APPROX.
75 SPACES



EV CHARGING
PROVISION

TILBROOK 35



BLETCHAM WAY
A4146

BOUNDARY IS INDICATIVE ONLY

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ACCOMMODATION

Two storey offices	7,044 sq ft	654.83 sq m
Warehouse	29,023 sq ft	2,696.34 sq m
TOTAL GIA	36,067 sq ft	3,350.74 sq m

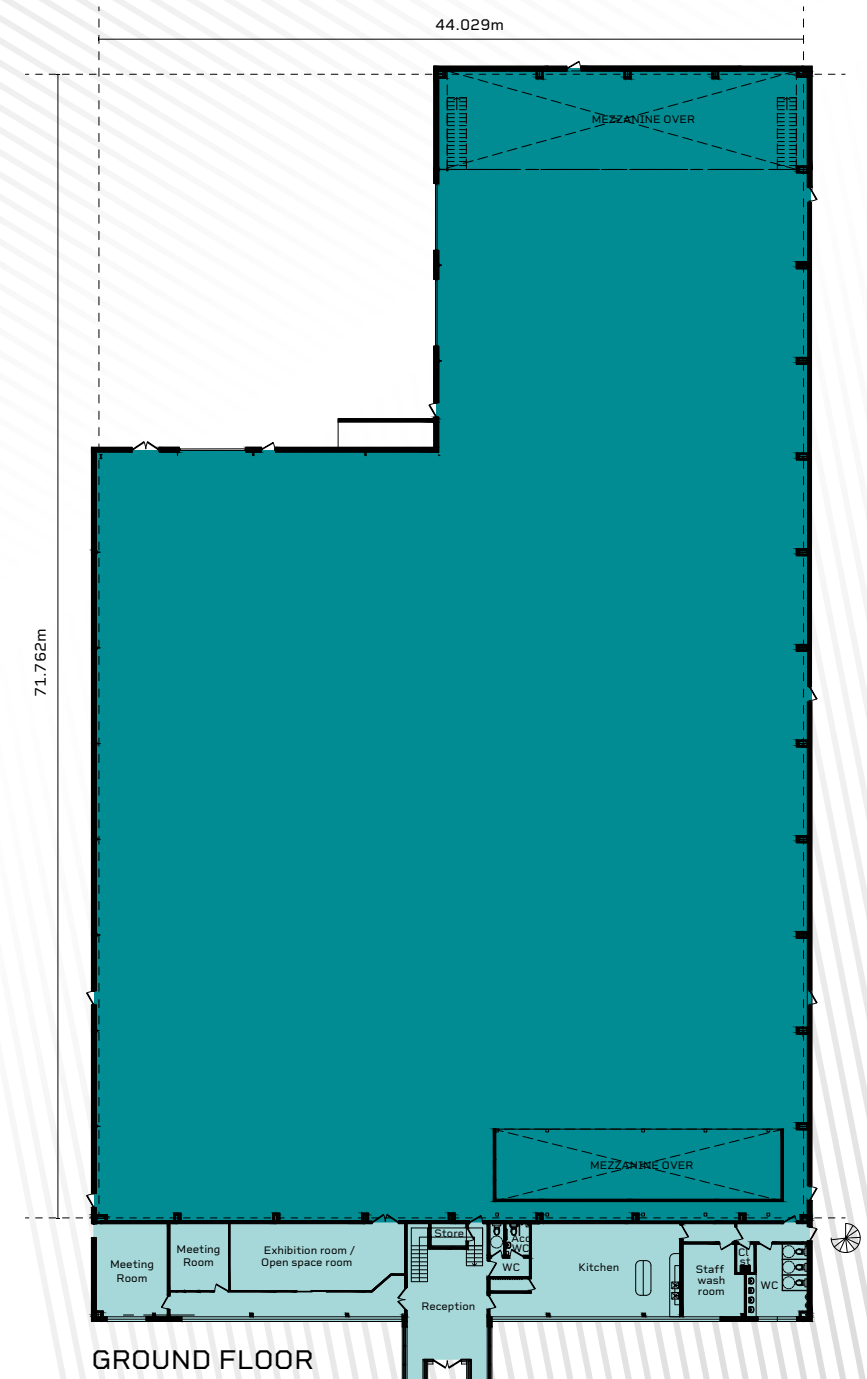
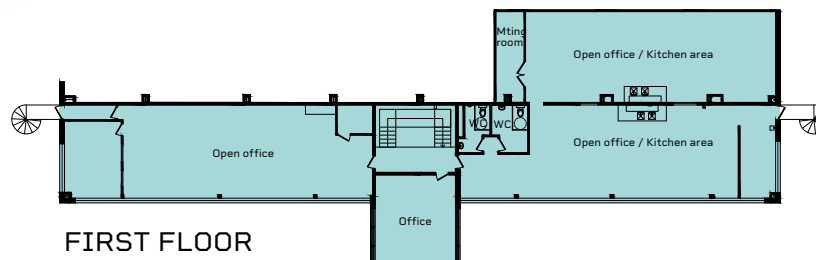
These floor areas are approximate and have been calculated on a gross internal basis.

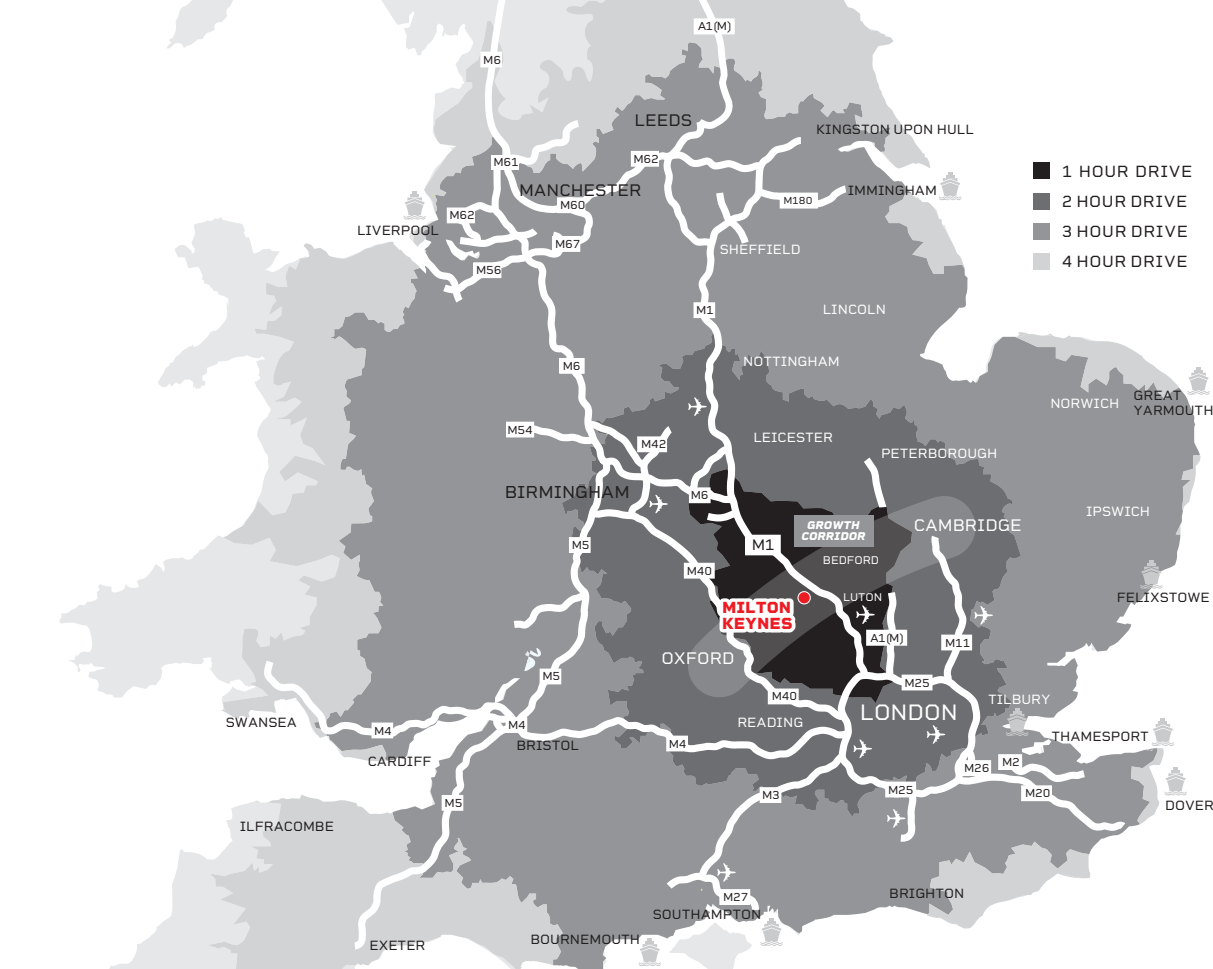
TENURE

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.





WELL CONNECTED

ROADS	MILES	PORTS	MILES	AIR	MILES
M1 (J14)	5	Tilbury	76	London Luton	20
M25 (J21)	31	London Thamesport	95	London Heathrow	49
Central London	53	Southampton	111	London Stansted	54
Birmingham	67	Felixstowe	115	Birmingham	65
Leeds	150	Immingham	151	East Midlands	71
Manchester	153	Liverpool	172	London Gatwick	91

POSTCODE: MK7 8BA



- Located within the **Tilbrook Employment Area** of Milton Keynes
- Approximately 5 miles southeast of **Milton Keynes city centre**
- 5 miles west of **Junctions 13 and 14 of the M1** motorway
- 1 mile from the Caldecotte Roundabout, junction of the A4146 Bletcham Way with the **A5 dual carriageway**
- Frontage to the **A4146 Bletcham Way**, accessed via Sherbourne Drive
- Access roads include Brickhill Street (V10) and Bradbourne Drive
- Milton Keynes is a fast-growing urban area located **53 miles northwest of London** and 67 miles southeast of Birmingham
- Part of the **'Growth Corridor'** between Oxford and Cambridge

IN GOOD COMPANY

 Yusen Logistics

Off The Hook
LONDON

 JUNGHEINRICH

 FASTBOLT
FASTENERS FOR DISTRIBUTORS

 Red Bull
POWERTRAINS

 ORACLE
Red Bull
RACING

 PPS

 Synertec

 YAMAHA

 SANDERSON
DESIGN GROUP

 TILBROCK 36

BLETCHAM WAY
A4146



VAT

We understand the property is not elected for VAT.

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.



TILBROOK 36

36,067 SQ FT | TO LET | FOR SALE

FURTHER INFORMATION

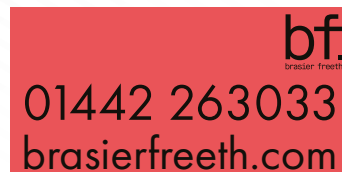
For further information or to arrange a viewing please contact the joint sole agents.



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