

# FOR SALE - INVESTMENT



Unit 8  
Twizel Close  
Stonebridge  
Milton Keynes  
MK13 0DX

**£480,000**  
3,058 SqFt (284.09 SqM)

- Modern warehouse with internal offices
- Allocated parking to the front
- Eaves height – 6.75m
- Milton Keynes Central railway station - 3 miles



## Location

Located within the modern Stonebridge industrial Park with good access to the A5 dual carriageway.

## Description

Modern/warehouse industrial unit built in approximately 2005. Loading door (3.1m x 3.5m). Good quality fit out with offices the ground and first floors to the front elevation with additional mezzanine. Personnel door with electric security roller shutter. Clear span warehouse with lighting panels to the roof

## Terms

The premises are available by way of a sale and leaseback for £480,000 exclusive. The tenant to enter into a lease on the following terms.

Tenant: HDL Ltd, Company No. 03090613

Rent. £33,500

Lease. Fully Repairing and Insuring to be within the security of tenure provisions of the landlord and tenant act 1954 part ii

Term. 10 Years

Tenants Option to Break. At the 5<sup>th</sup> year upon 6 months prior written notice

Rent Review. At the fifth year upon 6 months prior written notice.

## VAT

Intending occupiers should satisfy themselves as to the incidence or otherwise of VAT on this transaction

## Business Rates

Rateable Value - £25,500

Interested parties are advised to contact the relevant Local Authority

## EPC

TBC

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## Accommodation

- LED lighting and suspended ceilings to offices
- WC facilities
- Lighting to warehouse
- 6.75 m eaves height rising to apex
- Good quality fitout

## Floor Area (GIA)

The property has been measured in accordance with the RICS Property Measurements Standard 6th Edition.

Accommodation	Sq Ft	Sq M
	3,058	284.09

Areas quoted are approximate and should not be held as 100% accurate.

## Service Charge

The landlord collects an estate service charge for the provision maintenance and repair of the common areas and facilities.

## Viewings

For further details please contact;

## Nick Bosworth

01908 558746

[Nick.bosworth@kirkbydiamond.co.uk](mailto:Nick.bosworth@kirkbydiamond.co.uk)

## Tate James

01908 046863

[Tate.james@kirkbydiamond.co.uk](mailto:Tate.james@kirkbydiamond.co.uk)

