

FOR SALE

5,116 Sq Ft (475.28 Sq M)

- › End terrace warehouse
- › Strong parking allocation with loading to the rear
- › Well connected being within 1.5 miles of the A5
- › EV charging point



11 Clarke Road Mount Farm

Bletchley, Milton Keynes, MK1 1LG

Contact: Paul Quy or Tate James
Tel: **01908 678800**
eddisons.com





Location

- Bletchley is a constituent town that forms part of the city of Milton Keynes. It lies to the south of the designated built-up area which has a population of almost 250,000. The M1 motorway provides excellent road communications into central London and the north of England.
- Central Milton Keynes station is on the main West Coast railway line which provides frequent fast services to London Euston (approximately 35 minutes) and Birmingham and the northwest.
- Mount Farm is an industrial estate in Milton Keynes as a New Town which is situated to the south of Milton Keynes and has good access to the A5 trunk road. The M1 motorway is approximately 10 minutes' drive away.

 what3words

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 Google Maps

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Description

- A warehouse/production unit situation on the end of a small block of three steel framed units that were all originally constructed in the mid-1990s.
- Approximate internal working eaves height of 5.00 metres. The rear elevation includes a single electrically operated roller-shutter loading door (4.00 metres height by 3.00 metres width).
- Internally the property benefits from a mezzanine of 628 Sqft.

Terms

The freehold interest is available at a quote price of £800,000. VAT is payable on the purchase price.

Accommodation (Gross Internal Area*)

Ground Floor Offices/Kitchen	121.79 SQ M	1,311 SQ FT
Warehouse/Production Area	243.96 SQ M	2,626 SQ FT
First Floor Offices	109.53 SQ M	1,179 SQ FT
Total	475.28 SQ M	5,116 SQ FT

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

EPC: D-93

Business Rates: The rateable value is £47,500. For the rates payable please contact us or www.voa.gov.uk

Service Charge: Available upon request

Contact:

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