

ATLANTIC HOUSE

TONGWELL MILTON KEYNES



TO LET 54,408 SQ FT (5,055 SQ M)

REFURBISHED DISTRIBUTION / PRODUCTION FACILITY OVERLOOKING THE M1



FEATURES



30m approx deep secure yard



5.5m clear height



One level access loading door



Warehouse lighting



40KN/m² floor loading



59 car parking spaces



Double height reception area



Flexible layout with two office entrances



Offices fully refurbished



2.5 acre site







Rear store

One level access loading door

Yard approx 30m deep

Secure, gated access

39,200 sq ft Warehouse

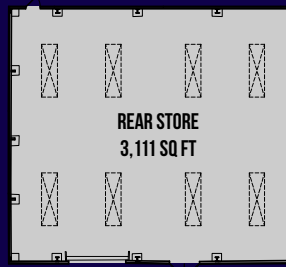
Fully refurbished two storey offices

59 car parking spaces

MICHIGAN DRIVE

ACCOMMODATION

Warehouse	38,789 sq ft
Ground & First Offices	12,508 sq ft
Rear Store	3,111 sq ft
Total	54,408 sq ft



TENURE

Available on a new lease for a term to be agreed.

EPC

The property has an EPC rating of C(60).

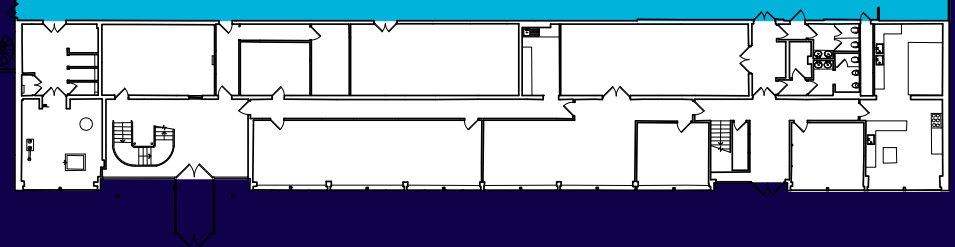
RENT

£7.75 per sq ft exclusive.

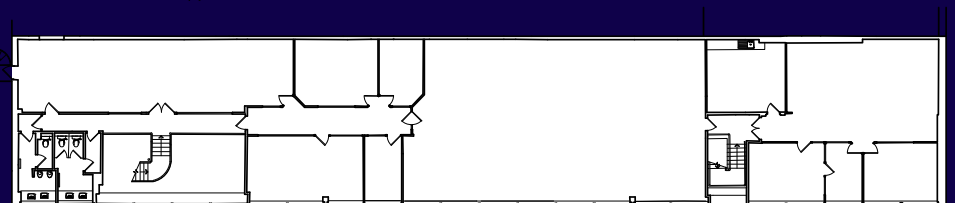
BUSINESS RATES

For rates payable, refer to the Local Rating Authority.

GROUND FLOOR OFFICES



FIRST FLOOR OFFICES



LOCATION

- Junction 14, M1 - 5 minutes drive
- Prominent position on east side of Michigan Drive, Tongwell
- Milton Keynes station and city centre less than 10 minutes drive
- Highly accessible and popular location
- Volkswagen, Mercedes, Scania, Parcelforce, Volvo Trucks, Morrisons, John Lewis and Coca-Cola are all situated nearby

what3words: [///stammer.employer.give](https://www.what3words.com/#!/stammer.employer.give)



M6 & The Midlands

London and M25

M1

M1 (junction 14)
2 miles

5 minutes
from M1 junction 14

ATLANTIC HOUSE

TONGWELL MILTON KEYNES

FURTHER INFORMATION

Available on application through the joint sole agents:



EAMON KENNEDY
07887 835815
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PAUL QUY
07917 268653
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