



DAWSON/ CLARKE ROAD

TO LET

**INDUSTRIAL / WAREHOUSE UNITS
3,600 - 13,000 SQ FT (334 - 1,207 SQ M)**

Mount Farm, Milton Keynes • MK1 1LH

**RECENTLY FULLY
REFURBISHED**



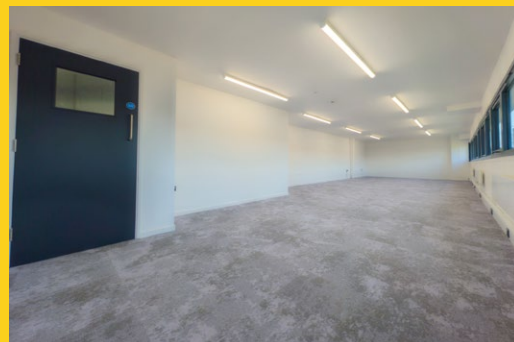
LOCATION

Milton Keynes lies 53 miles northwest of London and 63 miles south east of Birmingham. The current population of the is approaching 250,000 and is targeted to expand by a further 100,000 over the next 25 years. The city is very well served by road and rail communications, lying adjacent to the M1 and on the main London to Birmingham railway line. Air transport facilities are available from nearby Luton Airport with London Heathrow and Birmingham Airports both within approximately 1 hour's drive. Mount Farm is situated in the south of Milton Keynes in a location that benefits from good access to the principal commercial areas within Milton Keynes and motorway network.



DESCRIPTION

- A range of unit sizes from 3,600 sq ft - 13,000 sq ft
- Units being comprehensively refurbished with new roof warranties available
- Internal clear height of 5.5m
- Steel portal frame construction with two storey office accommodation to the front
- Dedicated service road providing rear loading
- Dawson Road is opposite the MK Stadium and close to Ikea and Asda. It is adjacent to the A5 and just to the South of CMK
- Within 1 mile access of the A5 providing access North to South of MK and beyond
- It is strategically located 32 minutes north of the M25, near the logistics market golden triangle
- Dawson Road forms part of the Oxford to Cambridge Arc; the A421 will complete to Cambridge in early 2027



TERMS

Available by way of a new Fully Repairing and Insuring lease on terms to be agreed.

RENT

On application.

EPC

On application.

VIEWINGS

For further information or to arrange a viewing, please contact:



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