TO LET

3,800 Sq Ft

(353.02 Sq M)



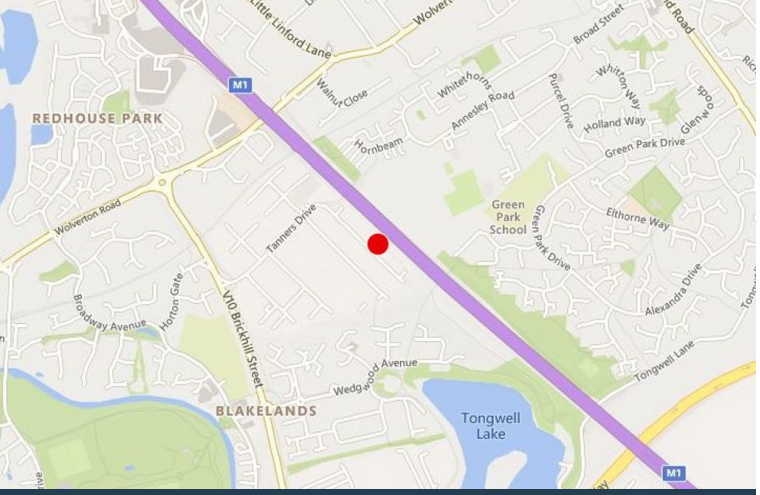
- Eaves height approximately 3m
- Partial glazed frontages
- Provision for a front office
- Front loading bays
- M1 and CMK within 3 miles

Unit 116

Tanners Drive, Blakelands, Milton Keynes, MK14 5BU

Contact: Paul Quy or Cristian Cocozza
Tel: 01908 678800
eddisons.com

BTG Eddisons







Location

- Blakelands Industrial Estate is well located off Brickhill Street, approximately 3 miles north east of the city centre and adjacent to the M1 motorway.
- Situated Milton Keynes, which lies north-west of London and south-east of Birmingham.
- Main connections are London Luton Airport within 25 mile radius, as well as direct connections through Milton Keynes Central Railway Station to London Euston and further links to Birmingham New Street, Northampton, Manchester, Liverpool and Glasgow.
- The Estate is servicing a wide variety of occupiers ranging from hi-tech companies to distribution and small workshops to major production facilities.

what3words

///jammy.younger.pool

Google Maps

Click here

Description

- Blakelands Industrial Estate is a well maintained, high profile park, built in the 1980's.
- Steel portal frame construction and shallow pitched asbestos roofs with circa 10% roof lights.
- Ancillary offices benefit from suspended ceilings and central heating.
- There is a generous yard areas with excellent loading facilities and on-site car parking.
- Externally, the estate is professionally landscaped and benefits from on-site security.

Terms

Available by way of a new FRI lease for a term to be agreed at a rent of £11.50 psf.

Accommodation (Gross Internal Area*)

Total	**353.02 SQ M**	**3,800 SQ FT**

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

EPC: B-47

Business Rates: The rateable value is £33,500. For the rates payable please contact us or www.voa.gov.uk

Service Charge: The landlord apportions a service charge for the professional maintenance, management and security provisions within the communal areas.

Contact:

PAUL QUY
07917 268653 paul.quy@eddisons.com

CRISTIAN COCOZZA
07810 746 885 Cristian.Cocozza@eddisons.com

BTG Eddisons is a trading name of Eddisons Commercial Ltd, registered in England and Wales (No. 3280893). The company for itself and for the vendors or lessors of this property for whom it acts as agents give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Eddisons has any authority to make or give any representation or warranty whatever in relation to this property.