



**UNIT A DENBIGH WEST BUSINESS PARK, THIRD AVENUE,
DENBIGH WEST, MILTON KEYNES, MK1 1DH**

TO LET | INDUSTRIAL: 7,369 SQ FT (684.58 SQ M)

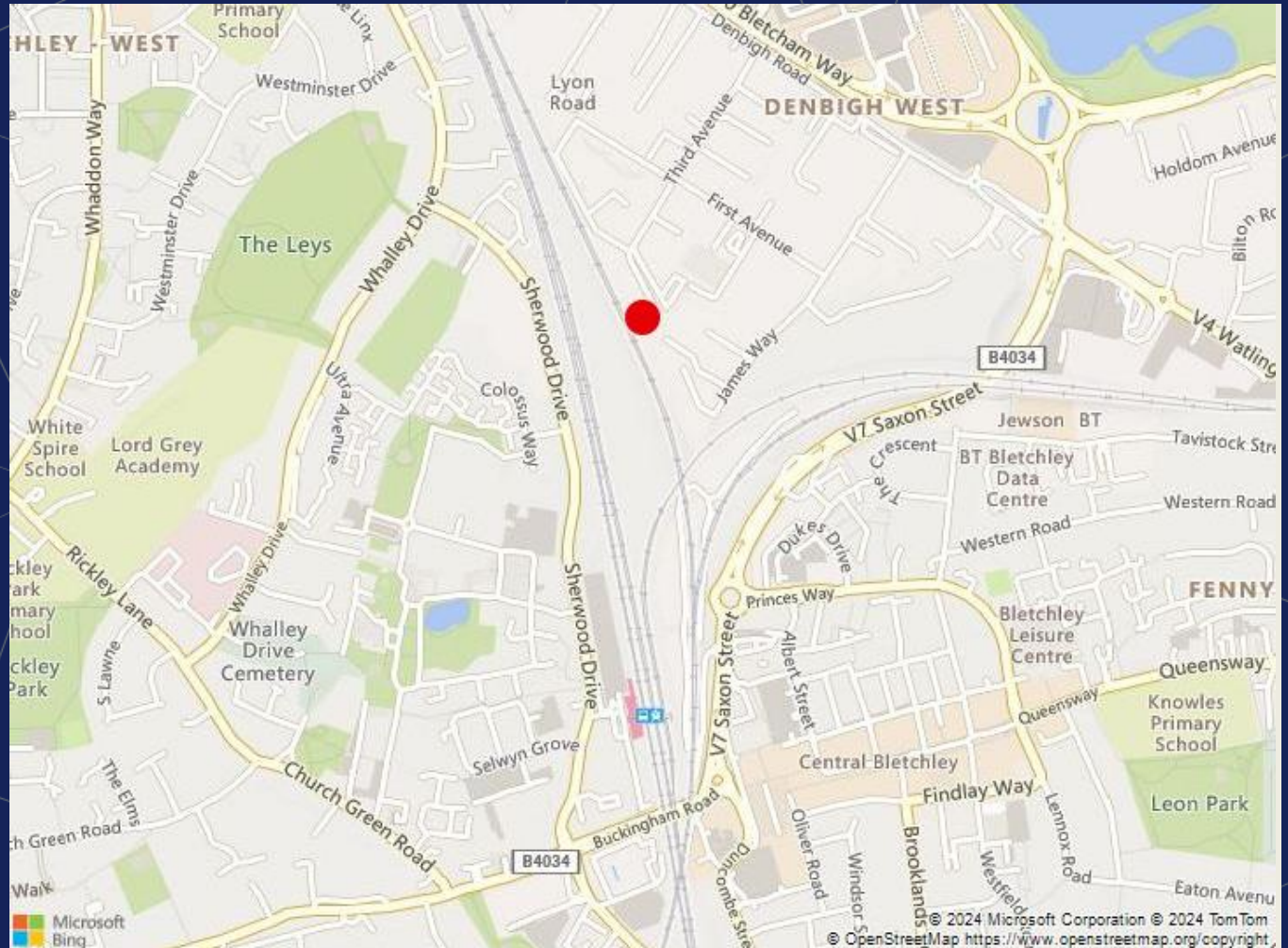


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LOCATION

The property is located on Third Avenue, Denbigh West, an established and popular employment area located to the north of Bletchley, accessed from the V4 Watling Street and H10 Bletcham Way with the A5 trunk road within approximately 1 mile.

Existing occupiers on Denbigh West include Marshall Amplification, Rockwell Automation Ltd, Screwfix and Ikea. There are extensive retail and leisure facilities in close proximity.



SUMMARY



Description

The premises comprise a modern self-contained end of terrace warehouse/production unit with good quality two storey office/ancillary accommodation to the front elevation.

Internally the offices benefit from full height glazing, suspended ceilings incorporating CAT II lighting, heating provided via gas to wet radiator system, with some air conditioning. Kitchenette and separate WC facilities are situated on the ground floor.

The warehouse accommodation benefits from 1 ground level loading door, a minimum eaves height of 6m rising to 8.31m and lighting throughout.

Externally there is allocated car parking and a dedicated loading area to the front of the unit. The development sits within a secure and self-contained environment with gated access.

Additional information:

All mains services including water, drainage, gas and three phase power are believed to be connected to the property. Bidwells has not tested any of the available services and interested parties are advised to make their own enquiries as to their condition.

Additional information

Terms

The unit is offered by way of a new full repairing and insuring lease for a term of years to be agreed.

Full details are available on application to the agent.

Rates

We understand the unit has a current Rateable Value of £53,000 as at 1st April 2023. Interested parties are advised to make their own enquiries to the Local Rating Authority, Milton Keynes City Council (t: 01908 253794) to verify this information.

Legal costs

Each party to be responsible for their own legal costs incurred in the transaction.

Value added tax

All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

EPC

The Energy Performance Rating of this property has been commissioned but not yet received.

Postcode

MK1 1DP.

ACCOMMODATION

Unit A Denbigh West Business Park

Description	Sq ft	Sq m
Ground Floor Office	1,609	149.00
First Floor Office	1,560	145.00
Warehouse	4,200	390.58
Total	7,369	684.58

The unit is measured on a Gross Internal Area basis.



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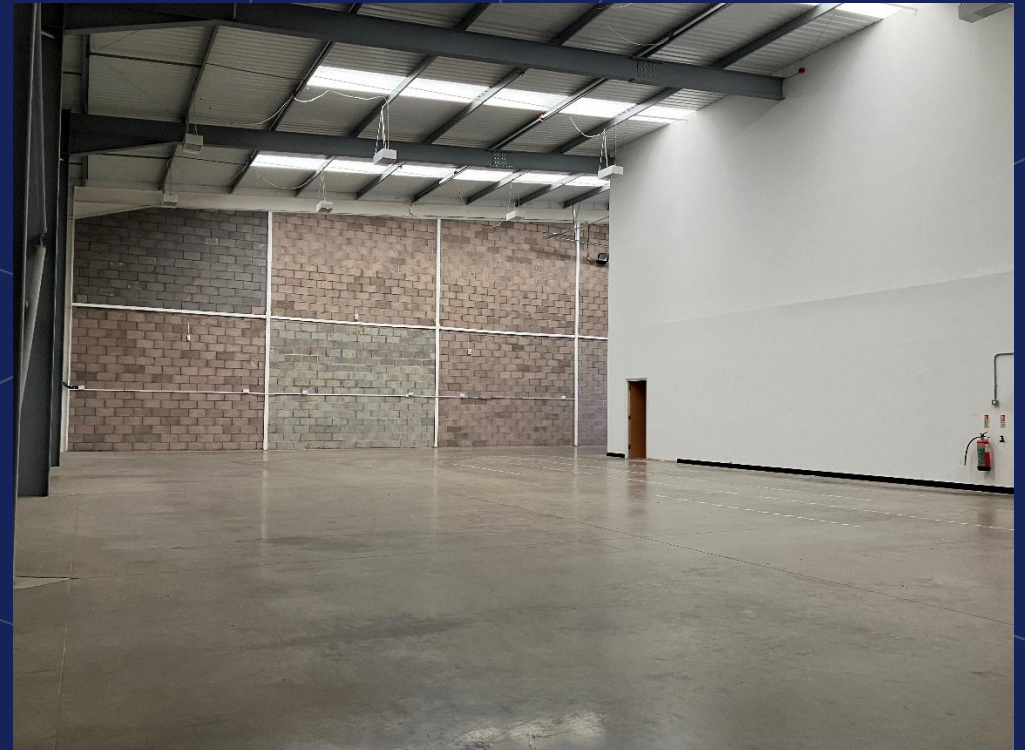
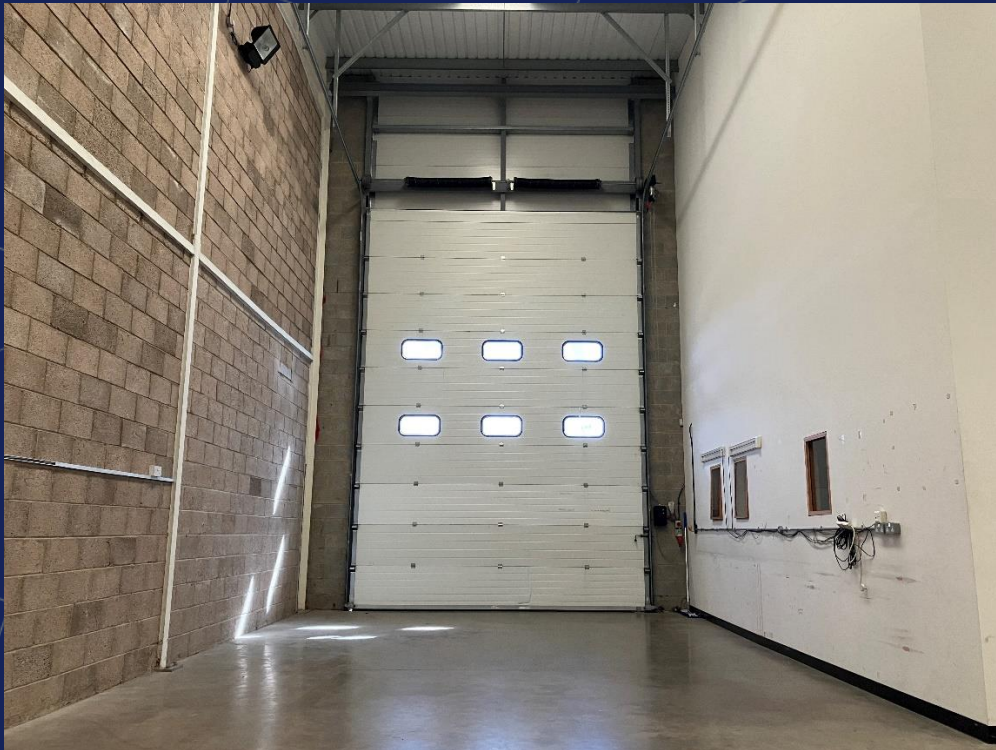
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Enquiries

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