

**TO LET**  
4,640 sq ft (431 m<sup>2</sup>)

Lambert  
Smith  
Hampton  
01908 604 630

BIDWELLS  
01908 202 190

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01908 202 190

UNIT 5 GARAMONDE DRIVE, CLARENDON INDUSTRIAL PARK  
WYMBUSH, MILTON KEYNES, MK8 8DF

TO LET | INDUSTRIAL: 4,640 SQ FT (431 SQ M)

  
BIDWELLS

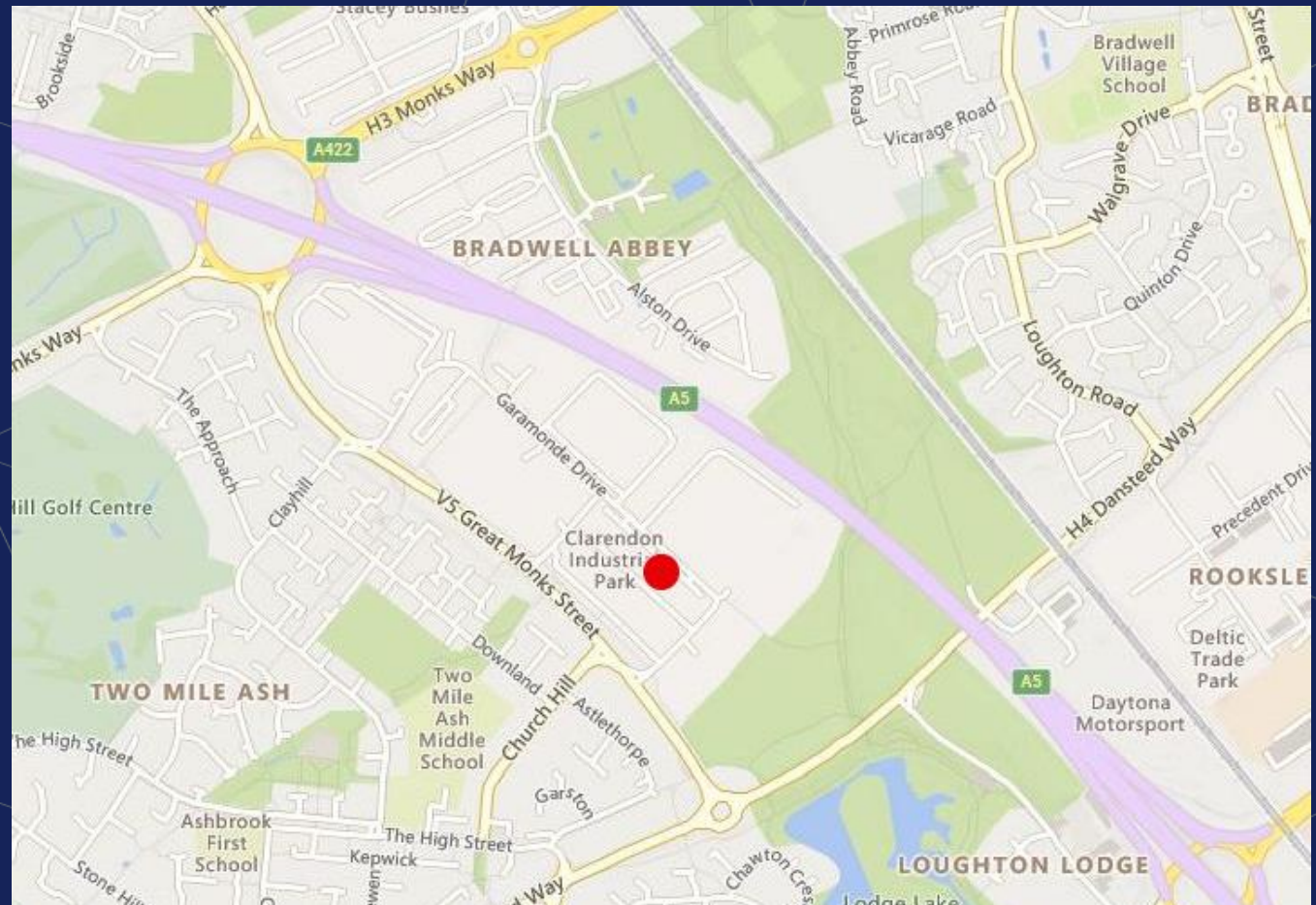
## LOCATION

**Milton Keynes is a strategic location for business situated adjacent to the M1 motorway approximately 55 miles from London and 70 miles from Birmingham.**

The Wymbush employment area is located approximately 2 miles from Central Milton Keynes and immediately adjoins the A5 trunk road at the Abbye Hill Interchange. Junction 14 of the M1 motorway is approximately 6 miles away.

Central Milton Keynes railway station is on the main line route from London Euston to Birmingham. London Euston can be reached in around 30 minutes.

Other occupiers on the estate include AQA, Volkswagen Group and Brioche Pasquier UK.



## SUMMARY



### Description

The premises comprise a mid-terrace warehouse/production unit of steel frame construction with a mix of profiled steel clad and brickwork elevations beneath a single pitch roof with two storey offices/ancillary accommodation.

Internally the warehouse has a minimum eaves height of 5.5m, 1 ground level loading door with LED lighting throughout. The office/ancillary accommodation is located to the front of the unit.

Externally there is car parking to the front of the unit with a secure service yard to the rear which is shared with the adjoining occupiers.

### Specification

- Comprehensively refurbished
- Prominent estate road frontage
- Secure estate service yard
- CCTV
- 5.5m (18ft) minimum eaves height
- 5m high x 4m wide loading doors
- Floor loading 40kN/sq m
- Generous car parking
- Two storey office/ancillary accommodation

### Additional information

#### Terms

The premises are available by way of a new full repairing and insuring lease for a term of years to be agreed. Detailed terms available on application.

#### Rates

We understand the property has a Rateable Value of £32,000 as at 1<sup>st</sup> April 2023. Transitional relief may be available. Interested parties are advised to make their own enquiries of the agent and Milton Keynes Council on 01908 253 794.

#### Legal costs

All parties 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 rating of this property is B 35. The full certificate and report are available on request.

#### Postcode

MK8 8DF.

## ACCOMMODATION

### Warehouse/Production Premises

Description	Sq ft	Sq m
Warehouse	3,026	281
Ground Floor Office / Ancillary	807	75
First Floor Office	807	75
<b>Total</b>	<b>4,640</b>	<b>431</b>



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bidwells.co.uk



## GALLERY

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## GALLERY

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## Enquiries:

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