

PERRY HOLT

PROPERTY CONSULTANTS

TO LET

Detached 4,280 sq ft trade counter/ industrial/
warehouse building with secure yard/parking

4-6 Denmark Street, Bletchley, Milton Keynes, MK2 2NH





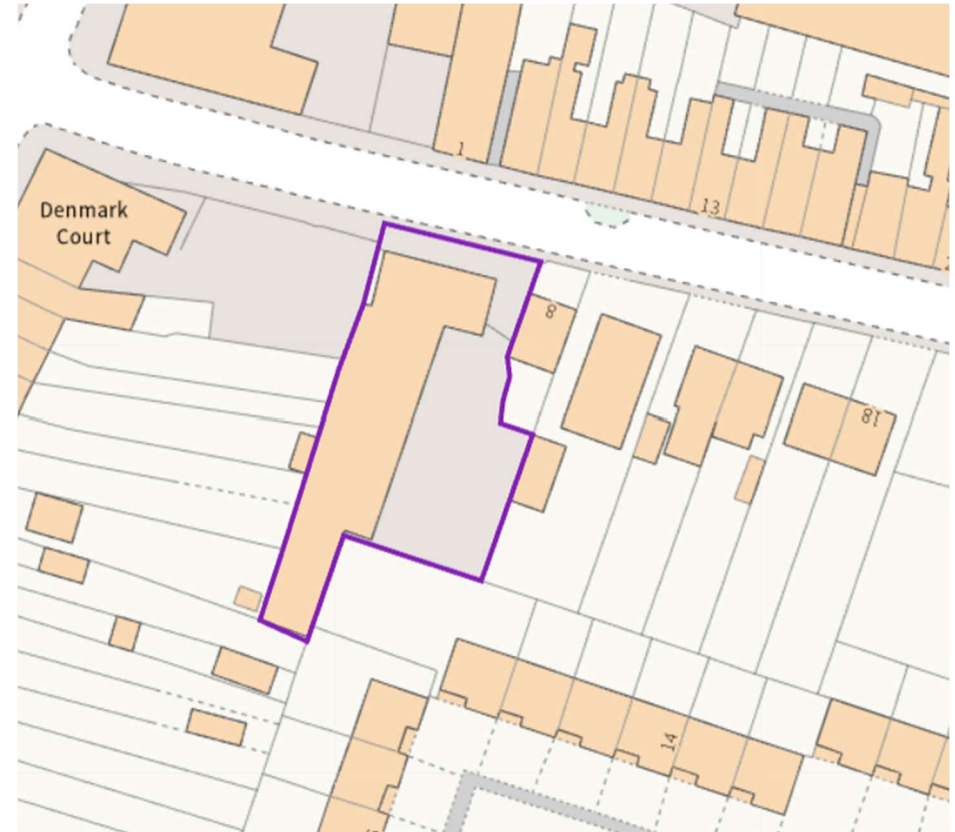
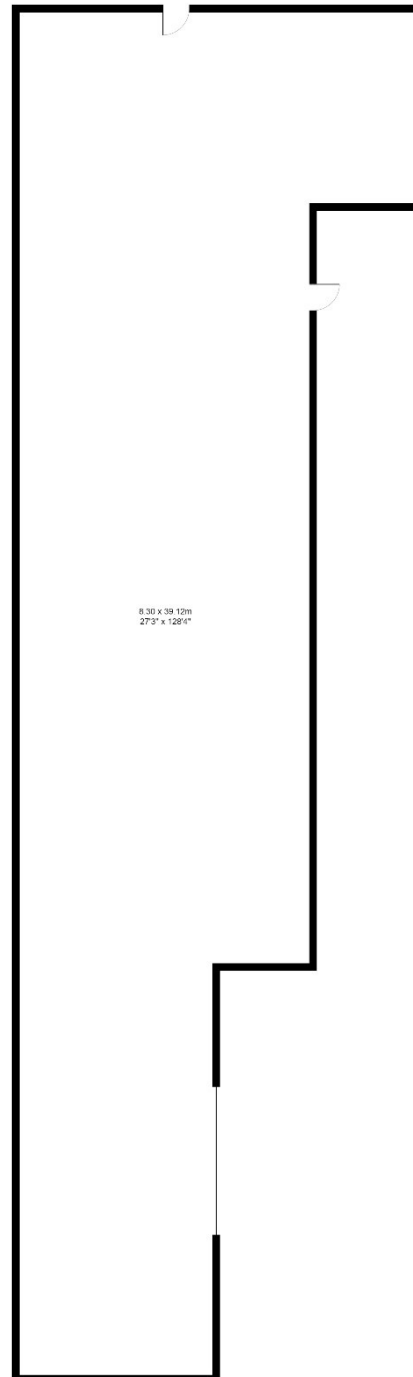
ACCOMMODATION

	Sq ft	Sq m
GF warehouse	3,605	334.9
FF storage (requires staircase to be installed)	675	62.7
Total:	4,280	397.62
Plus yard/parking area:	3,300	306.5

Approximate Gross Internal Areas

LOCATION

Situated 4 miles from Milton Keynes Central Rail Station and to the south of Milton Keynes. 5.9 miles to Junction 14 of the M1. 52 miles north of Central London.



All measurements are approximate.
Please note this floor plan is for marketing purposes
and is to be used as a guide only.
All efforts have been made to ensure accuracy.

AMENITIES

- ✓ Rarely available
- ✓ Approximately 4,280 sq ft with secure yard/parking
- ✓ Roller shutter
- ✓ Office and WC facilities

RENT FREE PERIOD

The Landlord is prepared to grant a rent free period to assist the new occupier to fit the premises out to their own requirements. Subject to knowing what the works are, the lease terms etc.

LEGAL COSTS

Each party to be responsible for their own legal costs.

DESCRIPTION

Previously a Dulux/ICI trade counter and depot for paint sales. Single storey industrial/warehouse unit of 4,280 sq ft with ground floor office, WC facilities and self-contained gated yard/parking of approximately 3,300 sq ft. The building has the benefit of a roller shutter door to the rear along with first floor storage which requires a staircase to be installed, alternatively the first floor could be used for other uses such as conversion to flat etc. subject to obtaining any relevant planning consent.

TERM

A new FRI lease for a term to be agreed with appropriate rent reviews.

RENT

£50,000 per annum exclusive

RATES

Rateable value: £26,250. Rates payable 24/25 £13,098.50. Rates payable should be verified with Milton Keynes Council 01908 253794.

VAT

We understand that VAT is payable on the rent

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FIRST FLOOR OFFICES 165-167 HIGH STREET
RICKMANSWORTH HERTS WD3 1AY

perryholt.co.uk

JOEL LOBATTO

ASSOCIATE DIRECTOR

07786 928311

01923 239080

joel@perryholt.co.uk

PERRY HOLT

CONSULTANT

07876 563490

01923 239080

perry@perryholt.co.uk