

PERRY HOLT

PROPERTY CONSULTANTS

TO LET

Detached 4,327 sq ft trade counter/ industrial/
warehouse building with secure yard/parking

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





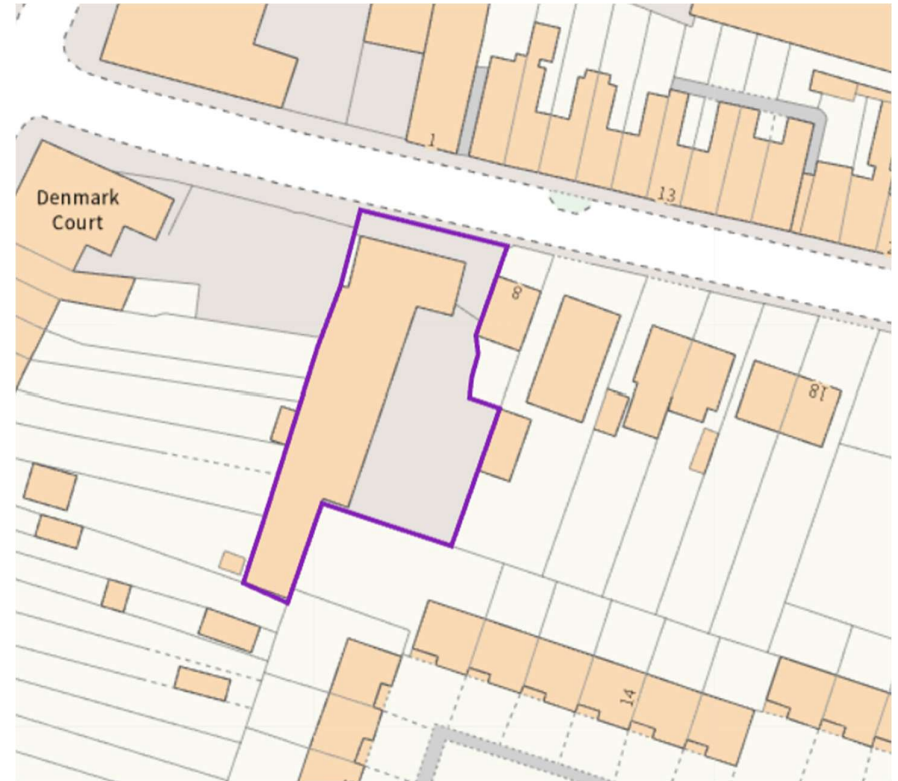
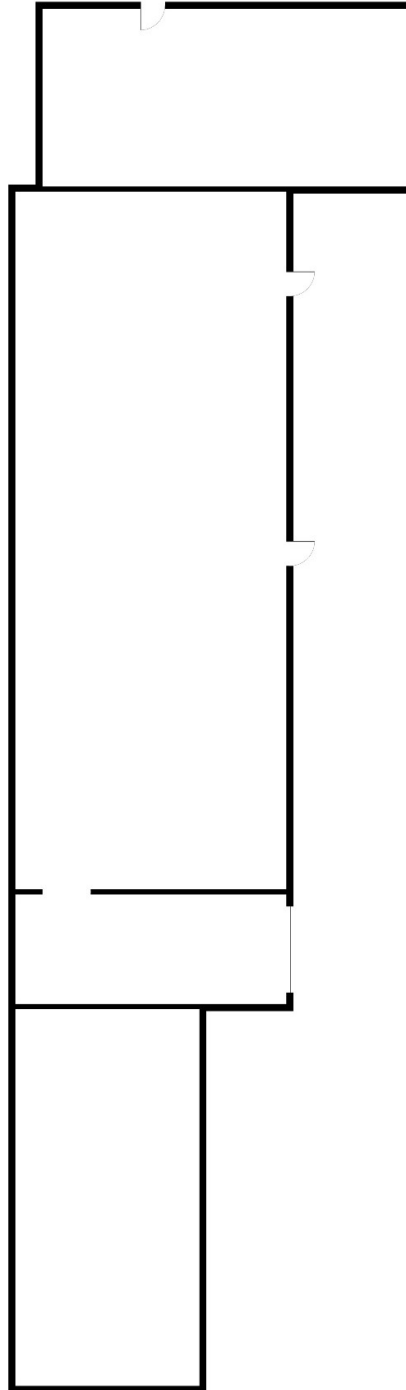
ACCOMMODATION

	Sq ft	Sq m
GF warehouse	3,652	339
FF storage (requires staircase to be installed)	675	62.7
Total:	4,327	401.98
Plus yard/parking area:	3,300	306.5

Approximate Gross Internal Areas

LOCATION

Situated in the town centre of Fenny Stratford, Bletchley on Denmark Street between Victoria Road and Aylesbury Street which leads to Watling Street and then to the A5. Within reach of both Bletchley and Fenny Stratford railway stations. 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.



AMENITIES

- ✓ Rarely available
- ✓ Approximately 4,327 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 4,327 sq ft with first 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

£42,000 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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