

To Let

Industrial Property

Good Quality Industrial / Warehouse Unit

9 Clarendon Drive, Clarendon Industrial Park, Wymbush, Milton Keynes, MK8 8DA



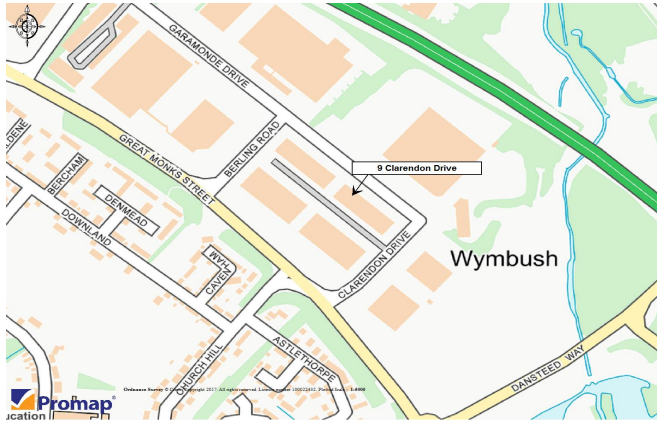
- 8,600 Sq Ft (799 Sq M)
- Good quality industrial unit with office accommodation
- Prominent location on Clarendon Industrial Park
- Close to the A5 dual carriageway

Lambert Smith Hampton

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Location



Wymbush is located approximately 2 miles from Central Milton Keynes and immediately adjoins the A5 trunk road, which is within 6 miles of Junction 14 of the M1 motorway.

Milton Keynes central railway station is on the mainline route from London Euston to Birmingham. London can be reached in a journey time of approximately 30 minutes using the Virgin direct service. Milton Keynes benefits from a strategic location for businesses, situated adjacent to the M1 motorway, approximately 55 miles from London and 70 miles from Birmingham.

Description

An end of terrace unit of steel portal frame construction and profile cladding. Internally, the premises comprise of a reception area leading to first floor office accommodation, WC facilities and an open plan warehouse. The loading door measures 5.06m high by 4.5m wide and the warehouse benefits from 6.4m eaves.

The estate has 16 individual units in four main blocks, in a mature landscaped setting. This coupled with the generous parking and separate loading areas makes Clarendon Industrial Park an attractive and popular business development. All units on the estate have recently been externally decorated.

Clarendon Industrial Park has the benefit of CCTV coverage to the floodlit service yards along with electronically controlled access gates.

- Secure rear loading area
- Good office accommodation
- CCTV coverage
- Electronically controlled access gates
- Prominent location

Accommodation

The property has been measured in line with the RICS Code of Measuring Practice (6th Edition) and the following gross internal area applies.

Floor Area	sq ft	sq m
Ground Floor Warehouse/Reception	7,780	722.78
First Floor Office	820	76.18
Total GIA	8,600	798.96

VAT

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

Legal Costs

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

Business Rates

The Valuation Office Agency website describes the property as warehouse and premises.

Terms

The unit is available to let on a new full repairing and insuring lease for a term of years to be agreed.

EPC

An EPC will be commissioned following refurbishment.

Viewing and Further Information

Viewing strictly by prior appointment with the joint agents:

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CLARENDON INDUSTRIAL PARK WYMBUSH

Availability Schedule

January 2018

Unit	Size	Rent	Estimated Business Rates	Status
6 Clarendon Drive	19,213 sq ft (1,784 sq m)	£115,278 pax	£40,000 pax	Available
9 Clarendon Drive	8,600 sq ft (799 sq m)	£55,900 pax	£17,000 pax	Available

Rents quoted are subject to contract and exclusive of VAT, rates and service charge.

The current service charge equates to £0.33 pence per sq ft.

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