

TO LET

7,742 Sq Ft (719.23 Sq M)

- › Established Industrial Area
- › Manufacturing/workshop Warehouse
- › Mezzanine and Office
- › Great access to A5, M1 and A421



4 Second Avenue

Bletchley, Milton Keynes, MK1 1ED

Contact: Paul Quy or Cristian Coccozza
Tel: **01908 678800**
eddisons.com





Location

- The premises are located within the long established Denbigh West Employment Area of Milton Keynes.
- The A5 is within 0.7 miles to the north-west and 1.4 miles to the north-east.
- Central Milton Keynes with its shopping centre and mainline train station is a short drive and J13 and 14 of the M1 are 7.4 and 5.9 miles respectively.
- The premises are located less than 1.5 miles away from Bletchley train station making this location well connected for various types of access.

/// what3words

///swung.youth.sunset

Google Maps

Click here

Description

- The property is fronting onto Second Avenue with manufacturing/workshop at ground floor, a storage mezzanine above and at first floor are a warehouse and an office.
- The ground and first floors are concrete and the structure is based around brick piers, with uPVC double glazed windows throughout, LED lighting and air conditioning.
- The property benefits from three phase and single phase electricity, a loading roller door to the front elevation along with an additional first floor loading dock and parking to front and side.
- There is a pedestrian access door onto a reception area with a staircase to the upper floor.

Terms

Available by way of a new FRI lease for a term to be agreed at a rent of £45,000 pax. VAT is payable.

Accommodation (Gross Internal Area*)

Ground Floor	308.89 SQ M	3,325 SQ FT
First Floor	257.43 SQ M	2,771 SQ FT
Mezzanine	152.91 SQ M	1,646 SQ FT
Total	719.23 SQ M	7,742 SQ FT

*The property has been measured in accordance with the RICS Property Measurements Standard 6th Edition

EPC: D-87

Business Rates: The rateable value is £32,500. For the rates payable please contact us or www.voa.gov.uk

Contact:

PAUL QUY

07917 268653 paul.quy@eddisons.com

CRISTIAN COCOZZA

07810 746 885 Cristian.Coccozza@eddisons.com