

**UNIT 24 MARYLAND ROAD, TONGWELL
MILTON KEYNES**

WAREHOUSE/PRODUCTION UNIT

4,230 sq ft (392 sq m)

TO LET



- Modern mid-terrace warehouse/production unit
- Ground floor office/ancillary accommodation with ancillary mezzanine office/storage over the front of the premises
- Heating and lighting provided throughout
- Good on site car parking with separate loading facilities
- Available from 14th May 2007

Contact:

**Paul Davies/Charles Macdonald
Bidwells
Telephone: 01908 202190**

LOCATION

Milton Keynes is recognised as one of the fastest growing commercial areas within the UK, strategically located approximately equal distance between London and Birmingham, with excellent access to the National Motorway network via Junctions 13 & 14 of the M1 Motorway. Milton Keynes also benefits from a direct mainline railway service to Euston London (35 minute journey time). Current population is in excess of 210,000.

The premises are located on Maryland Road development, which is accessed via Delaware Drive, on the Tongwell employment area of Milton Keynes. J14 of the M1 Motorway is approximately 2 miles from Tongwell, which is also approximately 1.5 miles from Central Milton Keynes.

Nearby occupiers include many established companies such as Daimler Chrysler (UK) Ltd, Scania (GB) Ltd and River Island.

DESCRIPTION

The premises comprise a mid-terrace warehouse/production unit of steel frame construction with a mix of profile steel clad and brickwork elevations, incorporating internal blockwork dividing walls beneath a pitched steel clad roof with translucent roof panels.

Access to the unit is via a glazed personnel door to the front elevation. Commercial vehicle access is provided off a shared yard area to a single ground level loading door to the rear of the premises.

Internally the premises benefit from single storey office accommodation with mezzanine ancillary office/storage over to the front of the premises. The offices benefit from suspended ceilings incorporating recessed lighting, heating via gas to wet radiator system and carpeting. To the rear there is full height warehouse accommodation, which benefits from fluorescent strip lighting and heating provided via ceiling mounted gas radiant heaters. The unit has a minimum eaves height of 4m.

Externally the premises benefit from good on site car parking to the front of the unit, with a shared yard/loading area to the rear.

ACCOMMODATION

The property comprises the following approximate Gross Internal Areas:

Warehouse/Production	286 sq m (3,082 sq ft)
Ground Floor Office/Ancillary	53 sq m (574 sq ft)
Ancillary Mezzanine/Stores	53 sq m (574 sq ft)

Total: 392 sq m (4,230 sq ft)

DISCLAIMER

These particulars do not constitute an offer or contract or any part thereof. Bidwells do not make or give either in these particulars or during negotiations or otherwise any warranty or representation whatsoever in relation to this property. All measurements are given as a guide and no liability can be accepted for any errors arising therefrom. All statements are made without responsibility on the part of Bidwells or the vendors or lessors, and no responsibility is taken for any omission, error or mis-statement. All intending purchasers or tenants must satisfy themselves as to any matter concerning the premises, by inspection, independent advice, or otherwise. All rentals and prices are quoted exclusive of VAT unless confirmed otherwise.

TENURE

The premises are available by way of an assignment or sub-letting the existing full repairing lease, expiring 28th September 2013. The lease is subject to a rent review in September 2007.

Consideration may be given to a new sub-lease of a shorter duration. Detailed terms upon application.

LEGAL COSTS

Each party to be responsible for their own legal costs. The Landlord's costs to be shared equally between the parties.

BUSINESS RATES

We understand that the property has a current Rateable Value of £17,750 with Rates Payable for the year 2006/2007 of £7,686 excluding any transitional relief arrangements that may be available.

Interested parties are advised to make their own enquiries to the Local Rating Authority, Milton Keynes Council (Telephone: 01908 691691) to verify this information.

VAT

Prices, outgoings and rentals are quoted exclusive of, but may be liable to, VAT.

VIEWING AND FURTHER INFORMATION

Please contact the joint sole agents:

Paul Davies/Charles Macdonald
Bidwells
Sapphire House
Opal Drive
Eastlake Park
Fox Milne
Milton Keynes
MK15 0DF

Knight Frank
20 Hanover Square
London
W1R 0AH

Tel: 01908 202190
Fax: 01908 202199
Email: paul.davies@bidwells.co.uk
Charles.macdonald@bidwells.co.uk

Tel: 0207 629 8171
Fax: 0207 493 4114

Subject to Contract

