Denbigh Hall Industrial Estate

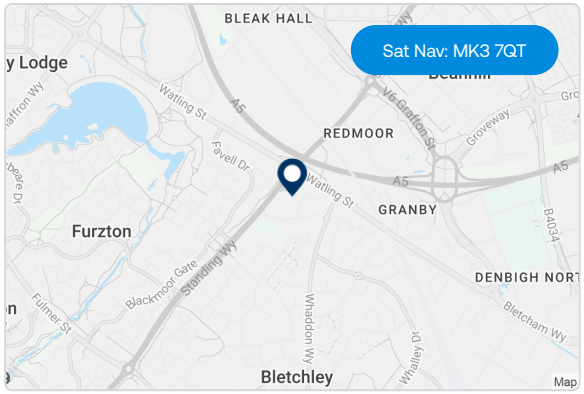
Bletchley Milton Keynes MK3 7QT

Warehouse | 5,087 - 13,770 ft²

- 5.4m eaves height
- Ground level loading area
- On-site parking
- Three-phase power
- 2 storey office space
- Access to the A5 and M1







Description

Denbigh Hall is a well-established industrial estate benefitting from a gated entrance and perimeter fencing.
The estate has units of varying sizes with Unit 3 available immediately providing 13,770 sq ft of high quality industrial / warehouse space that benefits from two storey office accommodation to the front, a minimum clear height of 5.4m, three phase power supply and a level access loading door.
Unit 21 is an end terrace industrial / warehouse unit of 5,100 sq ft that is due to be available shortly following refurbishment. The unit benefits from a level access loading door, three phase power supply, minimum clear height of 5.4m in the warehouse area and two storey office accommodation.
Externally there is a concrete surfaced yard to the rear providing shared loading provisions and ample parking to the front of each unit.

Location

Denbigh Hall Industrial Estate is located within Bletchley, a constituent town in the south-west of Milton Keynes. The estate is situated at the junction of Watling Street V4 and Standing Way H8 (A421), close to the A5 dual carriageway.
Junction 13 and 14 of the M1 are 7.6 miles and 5.7 miles away respectively providing the site with excellent access to the wider Motorway netwrok.
Milton Keynes Central Railway Station is also within close proximity at 2.8 miles away which provides the City with direct services to London, Birmingham and Manchester.

Further information

Rent
Monthly rent is an estimate based on a three-year term, excluding VAT, insurance, service charge. Payment terms vary.

Terms
Available on new full repairing and insuring lease.

Legal costs
All parties will be responsible for their own legal costs incurred in the transaction.

Book a viewing

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Accommodation:

Unit	Property Type	Size (sq ft)	Availability	PCM Rent (£)	EPC
Unit 3	Warehouse	13,770	Immediately	11,475	C
Unit 14	Warehouse	5,087	Immediately	4,850	B
Unit 21	Warehouse	5,100	Under offer	4,570	D
Total		23,957			

Rent is quoted on a per calendar month basis and is provided as a market estimate, subject to change on an assumed three year term. Rent is quoted exclusive of rates, VAT, insurance, and service charge. Please note that rent payment may not be due.

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