

19 Hollin Lane

STACEY BUSHES • MILTON KEYNES • MK12 6HT

BREEAM[®]
EXCELLENT

TO LET

- BREEAM Excellent specification
- EPC A+ Rating (Net Zero Carbon in Operation)
- Self-contained secure site
- 8m minimum eaves height
- 2 ground level loading doors
- Separate secure service yard

18,261 sq ft (1.696.5 sq m)

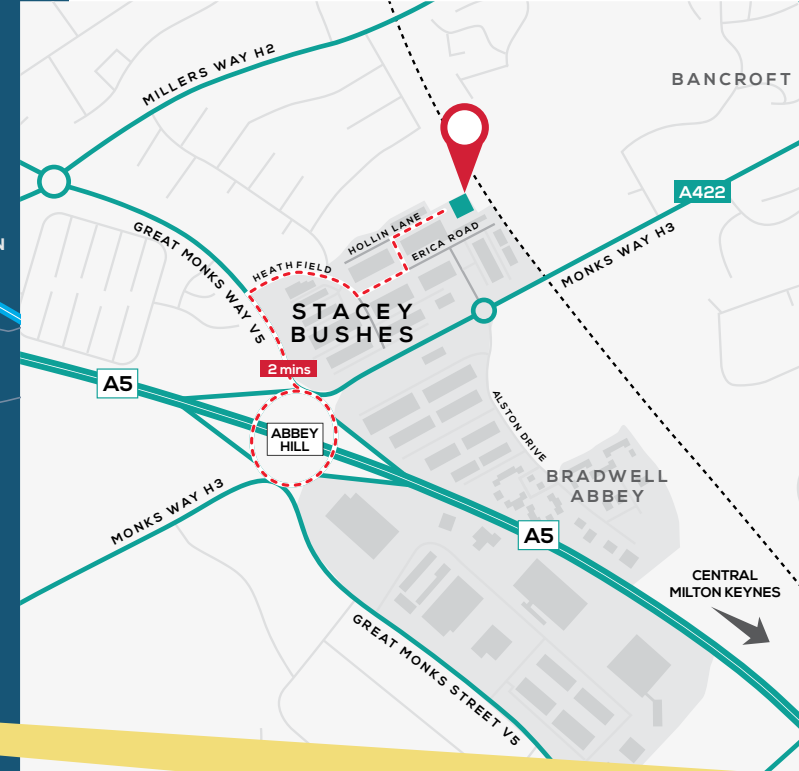
New High-Quality Detached Warehouse

Location

The property is located at the end of Hollin Lane on the established Stacey Bushes Industrial Estate benefiting from easy access to the A5 dual carriageway via the Abbey Hill interchange. adjacent to the A422 (Monks Way, H3) and approximately 2 miles northwest of Central Milton Keynes.

Postcode: MK12 6HT

View on Google Maps [here](#)



Description

19 Hollin Lane is a new high-quality warehouse development to be constructed to a BREEAM 'Excellent' specification targeting EPC A+ (Net Zero Carbon in operation) and benefitting from a number of excellent green initiatives including photo-voltaic panels on the roof, EVC chargers, cycle parking, enhanced bird, wildlife and ecological features.

The unit has a minimum eaves height of 8m, 2 ground level loading doors, ground floor reception with staff welfare facilities, first floor open plan offices with air-conditioning and tea point. Externally there is separately accessed secure car parking with a secure enclosed service yard (28m depth).



8m minimum eaves height

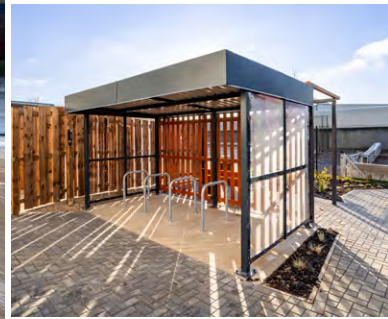
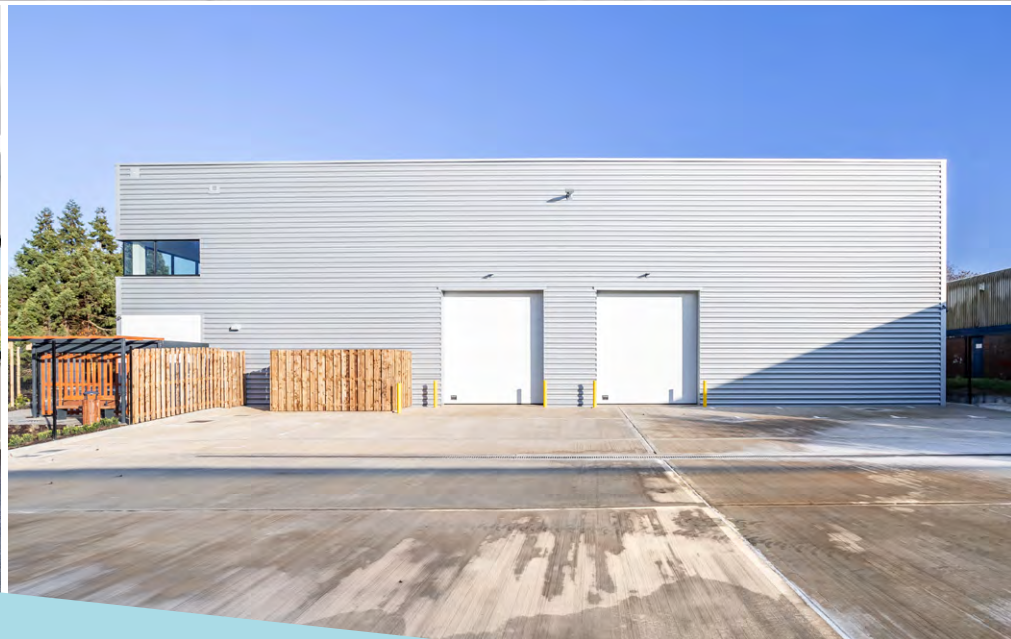
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BREEAM
EXCELLENT

Under 0 **A+** **-1 A+**
Net zero CO2



Accommodation

The property provides the following approx. gross external areas:

Ground floor	1,517.6 sq m	16,324 sq ft
First floor offices	179.9 sq m	1,937 sq ft
Total	1,696.5 sq m	18,261 sq ft

Terms

The unit is available on a pre-let leasehold basis by way of new full repairing and insuring lease, detailed terms on application.

Rates

The Rateable Value for this property will be assessed on completion of the development.

Interested parties are advised to make their own enquiries to the Local Rating Authority, Milton Keynes Council (t: 01908 691 691) to verify this information.

Legal Costs

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

Value Added Tax

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

EPC

The warehouse has been constructed to a BREEAM Excellent specification with an EPC A+ rating.

[Click Here](#) to view EPC certificate.



Further Information

Please contact the joint sole agents.

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