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1-3 MIDBROOK COURT | BLAKELANDS | MILTON KEYNES | MK14 5FH

## BUSINESS PREMISES FOR SALE

9,350 sq ft / 869 m<sup>2</sup>

- Modern business premises in prime location
- High quality fit-out with a mix of office, storage and light industrial space
- 16 car parking spaces and 3 loading bays
- Freehold interest FOR SALE





## Description

Units 1-3 Midbrook Court comprises three terraced industrial/warehouse units of modern steel frame construction with reinforced concrete floor slab and insulated colour coated steel wall cladding, built in 2009, within a private courtyard with barrier-controlled access. The three units have been combined to facilitate single occupation, with extensive high-quality fit-out including first floor offices, large ground floor kitchen area, conference room and areas for storage and light industrial use. The minimum internal eaves height of the warehouse area to the underside of the steel frame is 5.7m rising to 7.0m at the apex. The floor slab to ceiling height of the Ground Floor of Unit 1 as fitted is 2.26m. The specification of the office areas includes air-conditioning, underfloor electrical sockets, data cabling and LED lighting. There are 16 car parking spaces and 3 sectional loading doors with electronic controls. There is CCTV (Units 1 and 2) and an access control system (all three Units). The property is equipped with individual 3-phase electricity supplies to all units.

## Specification

- ✓ High quality construction built in 2009
- ✓ Freehold interest For Sale by means of SPV
- ✓ Air-conditioning and LED lighting to office areas
- ✓ 3 ground level loading doors
- ✓ 16 car parking spaces

## Terms And Tenure

The freehold interest in the property is available with vacant possession by means of a Single Purpose Vehicle company sale.

## Sale Price

£1,500,000 exclusive.

## Location

Blakelands is an established employment area in the North East quadrant of Milton Keynes close to J14 of the M1 and accessed from the H3 Monks Way and V10 Brickhill Street urban grid roads. Midbook Court is a modern courtyard development located at the end of Tanners Drive which is the main estate road on the industrial estate. Nearby occupiers include Intertek, Hubtex, Integral Powertrain, Nikon Optical and Starlab.

## Floor Areas

	Gross Internal Floor Area (m <sup>2</sup> )	Gross Internal Floor Area (sq ft)
Unit 1 Ground Floor	208	2,246
Unit 1 1st Floor	192.5	2,071
Unit 2 Ground Floor	129	1,390
Unit 2 1st Floor	128.5	1,387
Unit 3 Ground Floor	134.5	1,449
Unit 3 1st Floor	75	807
<b>TOTAL</b>	<b>869</b>	<b>9,350</b>

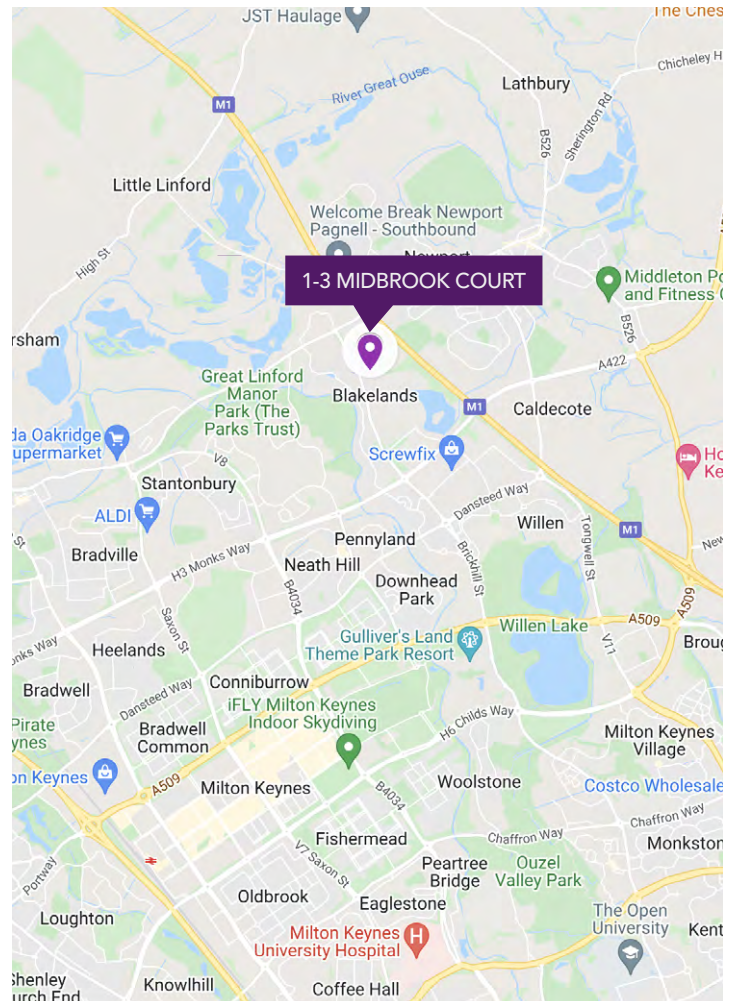


## Energy Performance Certificate

The property has valid Energy Performance Certificates with an asset rating of C(57) for Unit 1, B(49) for Unit 2 and C(53) for Unit 3.

## Business Rates

	Rateable Value (2017)	Estimated Rates Payable (2022/23)
1-3 Midbrook Court	£36,650	£18,288



## Viewing and further information:

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