

Mileway

Michigan Drive, Tongwell, Milton Keynes MK15 8HQ

MILTON KEYNES

Tongwell 42

Available To Let
Detached warehouse
& production facility
42,765 sq ft (3,973 sq m)

Tongwell 42

-  EPC Grade A
-  Extensive refurbishment completed
-  LED lighting throughout
-  6 m eaves height
-  Fully fitted 1st floor offices
-  20 year roof coating warranty

Detached Unit in Prime Location
Immediately Available

Tongwell 42 is a detached headquarters warehouse/production building of steel frame construction with reinforced concrete floor slab, situated on a plot of approximately 2 acres in the prime industrial estate location of Tongwell in Milton Keynes.

The elevations are finished in insulated steel colour-coated cladding with fully-fitted 1st floor office accommodation to the front elevation. In addition, there is a 2 storey office/amenity block overlooking the service yard. There are 3 ground level loading doors and 69 car parking spaces.

The unit has undergone extensive refurbishment including full redecoration, new roof-mounted PV solar panel array, EV charging points, external cladding & roofing works, new loading and fire doors, air-conditioning to the 1st floor office area and LED lighting throughout.



EV charging points



Three-phase electricity



New air-conditioning to offices



New PV Solar Panels



69 car parking spaces



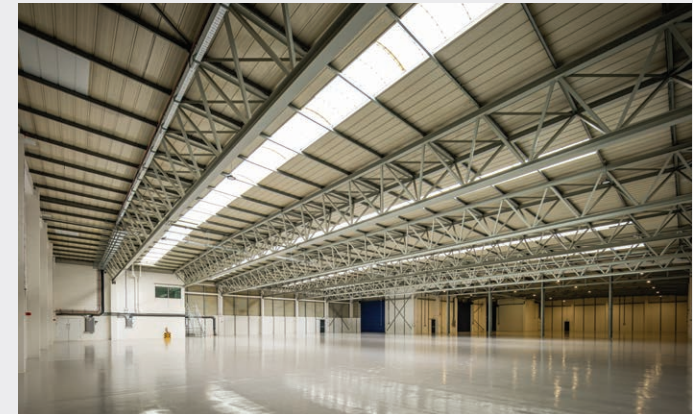
3 ground level loading doors

Site Plan



Accommodation

Unit	sq ft	sq m
Ground Floor Warehouse/ Production/Ancillary	38,635	3,589.3
1st Floor Office/Ancillary	4,130	383.7
Total (Gross Internal Floor Area)	42,765	3,973



Location



Travel Distance



BY RAIL

Milton Keynes Central railway station provides mainline direct services to London Euston (fastest journey time 35 minutes) and Birmingham New Street (fastest journey time 45 minutes).



BY BUS

Tongwell42 is served by half-hourly daily bus services to Tongwell Roundabout West, a short walk from the premises.

There are inter-urban coach services from Milton Keynes Coachway (adjoining J14 of the M1) to Bedford, Luton, Oxford, Northampton and London.



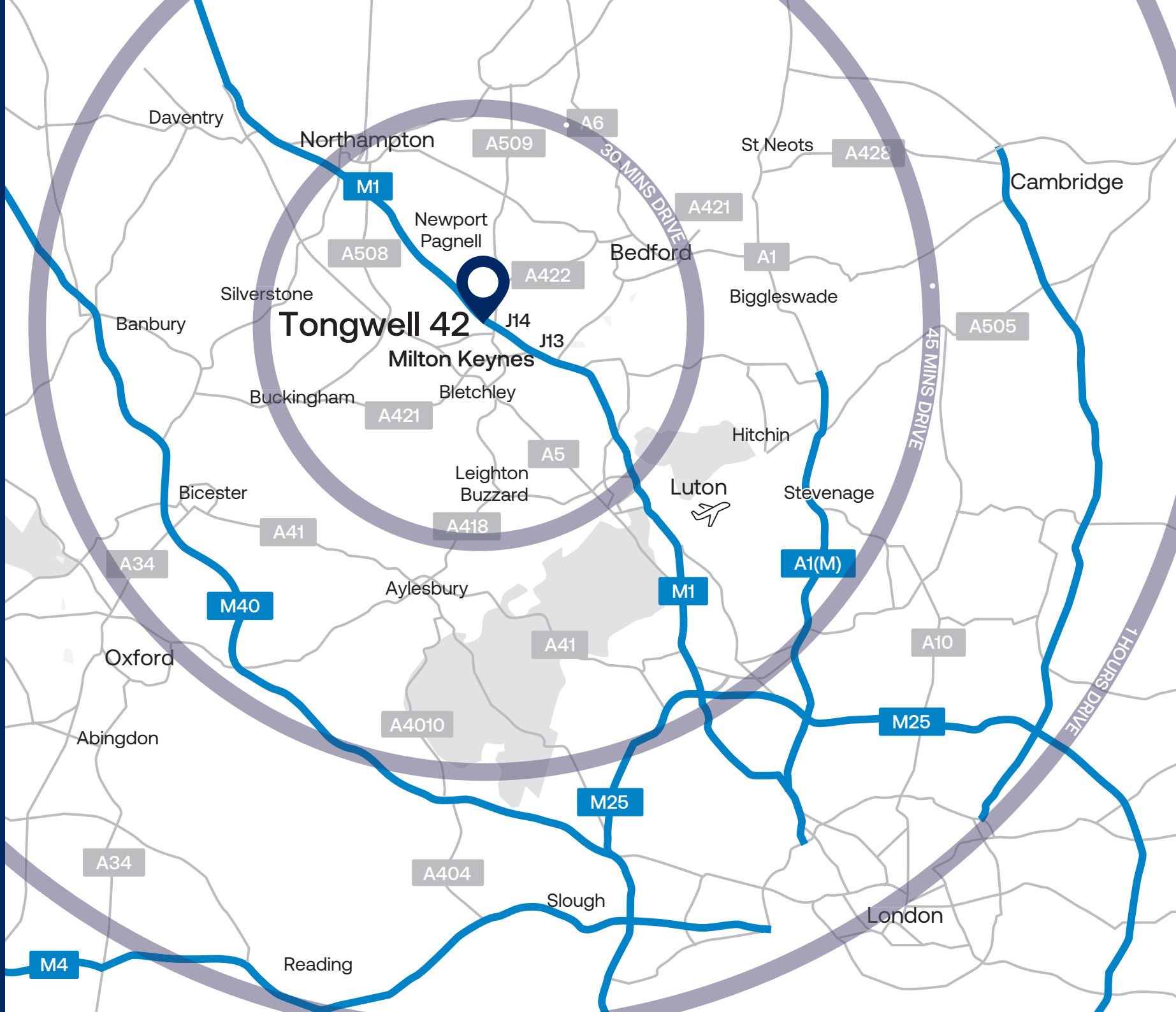
BY ROAD

Northampton - 19 miles
(30 minutes)

Luton Airport - 25 miles
(40 minutes)

Birmingham - 70 miles
(1 hour 20 minutes)

London - 55 miles
(1 hour)



Tongwell 42

Michigan Drive, Tongwell, Milton Keynes MK15 8HQ

Terms

The property is available to let by means of a new full repairing and insuring lease granted upon terms to be agreed.

Legal Costs

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

EPC

This property's energy rating is Grade A (8).

VAT

Will be payable where applicable.

Location

Tongwell 42 is situated in a major employment area on the eastern flank of Milton Keynes. The property is approximately 2.5 miles from J14 of the M1, with an estimated drivetime of 6 minutes using the V11 Tongwell Street and H5 Portway urban grid roads.



Viewing / Further Information

Mileway

Eliza Birkett
southeast@mileway.com
T: 0203 991 3516



Jonathan Whittle
jonathan@louchshacklock.com
M: 07798 804730



Lloyd Spencer
lspencer@adroitrealestate.co.uk
M: 07768 480937

Dan Jackson
djackson@adroitrealestate.co.uk
M: 07841 684870



By Rail

Milton Keynes Central railway station provides mainline direct services to London Euston (fastest journey time 35 minutes) and Birmingham New Street (fastest journey time 45 minutes).



By Bus

Tongwell42 is served by half-hourly daily bus services to Tongwell Roundabout West, a short walk from the premises.

There are inter-urban coach services from Milton Keynes Coachway (adjoining J14 of the M1) to Bedford, Luton, Oxford, Northampton and London.



By Road

Northampton - 19 miles (30 minutes)
Luton Airport - 25 miles (40 minutes)
Birmingham - 70 miles (1 hour 20 minutes)
London - 55 miles (1 hour)



The Agents for themselves and for the vendors or lessors of the property whose agents they give notice that, (i) these particulars are given without responsibility of The Agents or the vendors or lessors as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (ii) The Agents cannot guarantee the accuracy of any description, dimension, references to condition, necessary permissions for use and occupation and other details contained therein and any prospective purchasers or tenants should not rely on them as statements or representations or fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; (iii) no employee of The Agents has any authority to make or give any representation or enter into any contract whatsoever in relation to the property; (iv) VAT may be payable on the purchase price and / or rent, all figures are exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; (v) The Agents will not be liable, in negligence or otherwise for any loss arising from the use of these particulars. June 2024.