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16 DANE ROAD | BLETCHLEY | MILTON KEYNES | MK1 1JQ

DETACHED INDUSTRIAL/WAREHOUSE BUILDING TO LET or FOR SALE

8,733 sq ft / 811 m²

- Detached industrial/warehouse building
- Secure site with perimeter steel fence and gate
- Substantial 3-phase electricity supply
- Currently fitted-out for data centre use
- Warehouse/production area with 4.6m minimum internal clear height
- Air-conditioned office space
- Kitchen and shower facilities



Description

16 Dane Road is a detached industrial/warehouse building with brick elevations and profiled steel roof cladding. There are two storey offices to the front elevation and a roller shutter loading door (measuring 3.55m x 4.50m).

The production/warehouse area provides clear open floorspace free of structural columns and minimum internal clear height of approximately 4.6m, rising to a maximum of 6.45m at the apex of the frame.

The office accommodation is fitted with air-conditioning, LED or Cat 2 surface mounted light fittings, kitchen area, male & female toilets, and shower facilities.

There are 10 car parking spaces to the front elevation and the site is secured by a perimeter steel gate and fence.

The property can be used for a range of industrial and distribution uses (subject to planning permission) and is currently fitted out for data centre use, including a substantial 3-phase electricity supply (currently rated at 320 KVA, but understood to be capable of being increased up to 800 KVA), back-up generator, raised floor with electrical and data cabling, ventilation grilles to the side elevation and a large control room.

Specification

- ✓ Detached industrial/warehouse building on secure site.
- ✓ Warehouse/production area with a minimum internal clear height of 4.6m.
- ✓ Prime location within Bletchley industrial area close to A5 junction at Fenny Lock.
- ✓ Air-conditioned office accommodation, with kitchen and shower facilities.
- ✓ Substantial 3-phase electricity supply.

Floor Areas

	GIA (m ²)	NIA (sq ft)
Ground floor warehouse/production area	655	7,050
Ground and 1st Floor office/ancillary area	156	1,679
TOTAL	811	8,733

Location

Dane Road is located within the Denbigh East industrial estate, which forms part of the long-established industrial core of Bletchley within the city of Milton Keynes. Dane Road is accessed from the H10 Bletcham Way urban "grid road" and is close to the A5 junction at Fenny Lock.

Major industrial, trade-counter and warehouse occupiers in Bletchley include Marshall Amplification, Sensient Flavours, Royal Mail, Travis Perkins, Selco, Screwfix, Brewers Decorator Centre and GAP Plant Hire.

Energy Performance Certificate

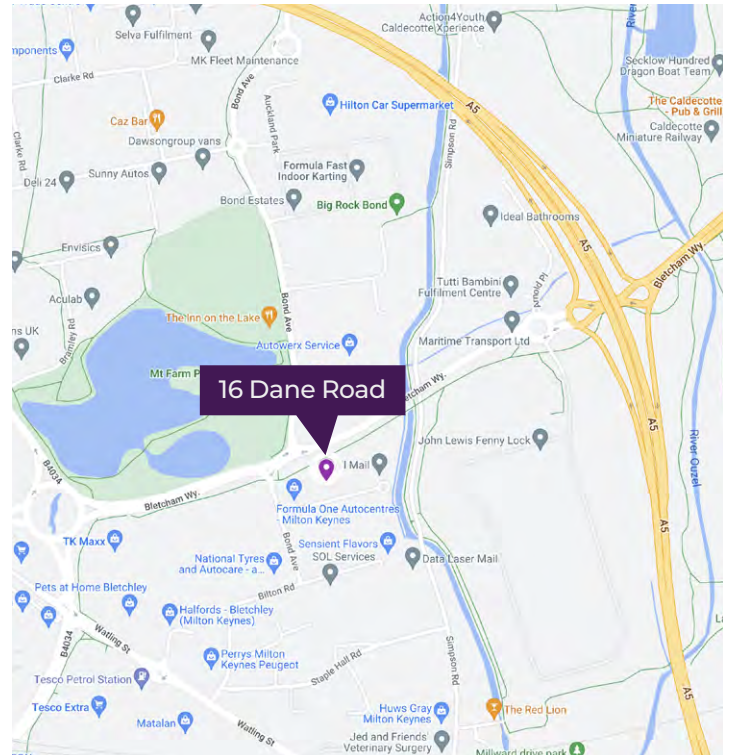
The property has an EPC asset rating of D-79.

Please click the link for more information.

Terms & Tenure

The property is available by means of a new fully repairing and insuring lease for a term to be agreed at a rent of £96,000 pa exclusive, payable quarterly in advance.

Alternatively, the sale of the freehold interest with vacant possession is available for a price of £1,325,000 exclusive.



Business Rates

Property Address	Rateable Value 2023	Estimated Rates Payable (2023/24)
16 Dane Road, Bletchley, Milton Keynes	£54,000	£27,650



Viewing and further information:

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