

# Denbigh Hall



## MILTON KEYNES

warehouse/industrial units **to let**  
4,520 - 27,242 sq ft (420 - 2,530 sq m)

**Excellent parking facilities • Easy access to A5 and M1**

## Location

Denbigh Hall estate is located south of Central Milton Keynes, at the junction of Watling Street V4 and Standing Way H8 (A421) and close to the A5 dual carriageway. Junction 14 of the M1 motorway is three miles away, Junction 13 is six miles away.

Milton Keynes remains one of the fastest growing urban areas in the country. The current population of 228,000 is expected to rise to over 500,000 over the next 10 years. Milton Keynes also provides mainline railway services to London, Birmingham and beyond.



## Description

The estate benefits from a gated entrance and perimeter fencing. All of the units are of steel frame construction, with a clear internal eaves height of 17' 9" (5.4m) to the warehouse area and two story offices to the front of the buildings. To the rear is a sectional overhead loading door leading out to the service yard. Ample parking is available on the estate.

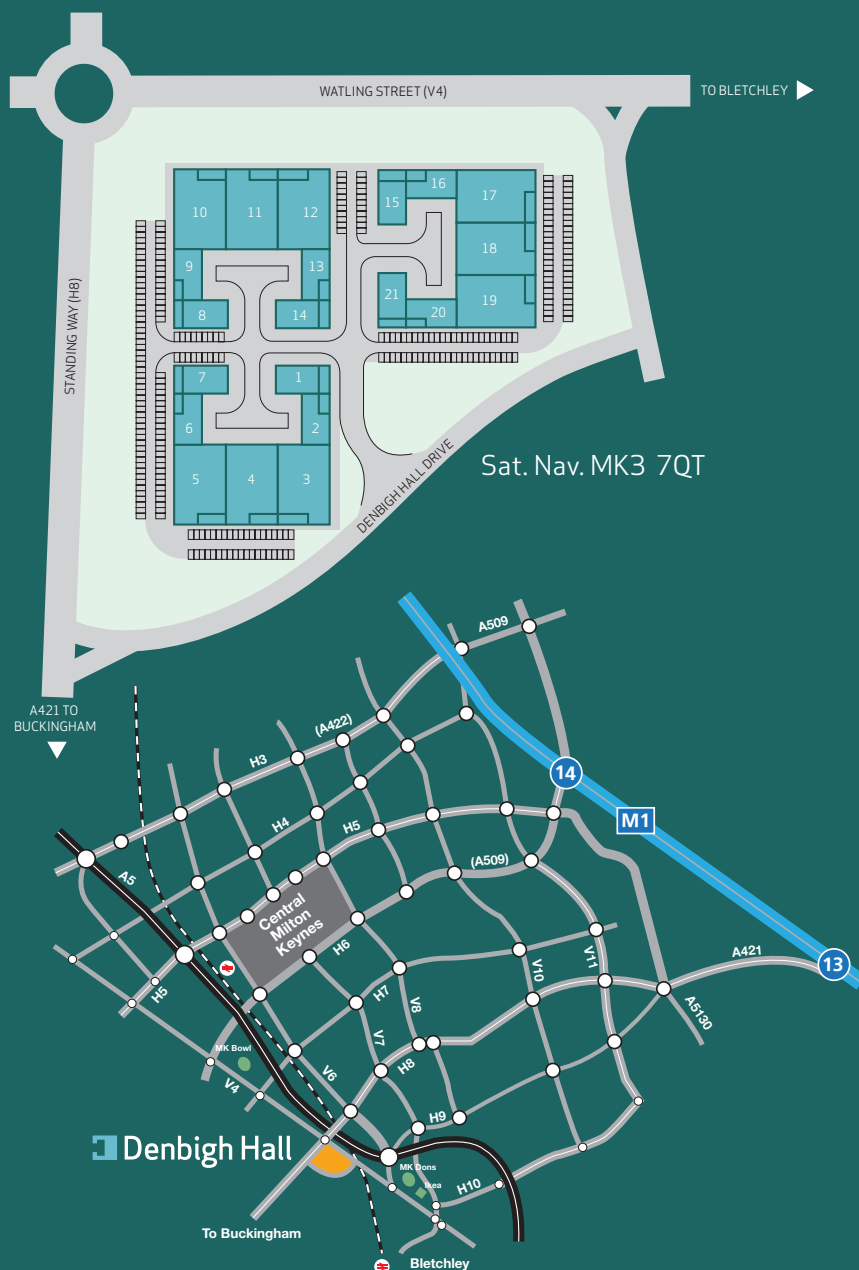
The accommodation at Denbigh Hall provides functional space in an attractive and secure working environment. Each vacant unit can be offered in a refurbished condition including a comprehensive redecoration to the warehouse and office accommodation.

## Availability

Units on the Denbigh Hall estate range in sizes from 4,520 - 13,830 sq ft (420 - 1285 sq m), and adjacent vacant units can be combined. For detail of current availability please see the attached schedule.



# Denbigh Hall



## Terms

Units are immediately available on new full repairing and insuring leases. For details of rents, business rates and service charges please see the attached schedule.

## Viewing and further information

Please contact the joint sole agents.

**Lambert  
Smith  
Hampton**

**01908 604630**  
[www.lsh.co.uk](http://www.lsh.co.uk)

**louch  
shacklock**

**01908 224760**

[louchshacklock.com](http://louchshacklock.com)

### MISREPRESENTATION ACT

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