

The logo for ONNEX 90 features a stylized infinity symbol on the left, transitioning from red to white. To its right, the word "ONNEX" is written in a bold, white, sans-serif font. Below "ONNEX" is the text "MILTON KEYNES" in a smaller, white, sans-serif font. To the right of "ONNEX" are the large, bold, red numbers "90".

ONNEX 90
MILTON KEYNES

89,015 SQ FT | INDUSTRIAL / WAREHOUSE | TO LET

73 MERCERS DRIVE | BRADVILLE | MILTON KEYNES | MK13 7HQ



SUMMARY

- Modern steel portal framed distribution warehouse
- Fronting the A422 which provides excellent accessibility to M1 J14 and the A5
- Minimum clear eaves height of 7.6m
- 4 dock level and 1 level access loading door
- Fully fitted 2 storey office block
- 90 dedicated car parking spaces
- Secure concrete yard
- Attractive landscaped environment



CONNEX 90

MILTON KEYNES

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MINIMUM EAVES HEIGHT OF APPROX. 7.6M
- 

FULLY FITTED OFFICES
- 

FOUR DOCK AND ONE LEVEL ACCESS DOORS
- 

90 DEDICATED PARKING SPACES
- 

HEATING AND LIGHTING TO THE WAREHOUSE



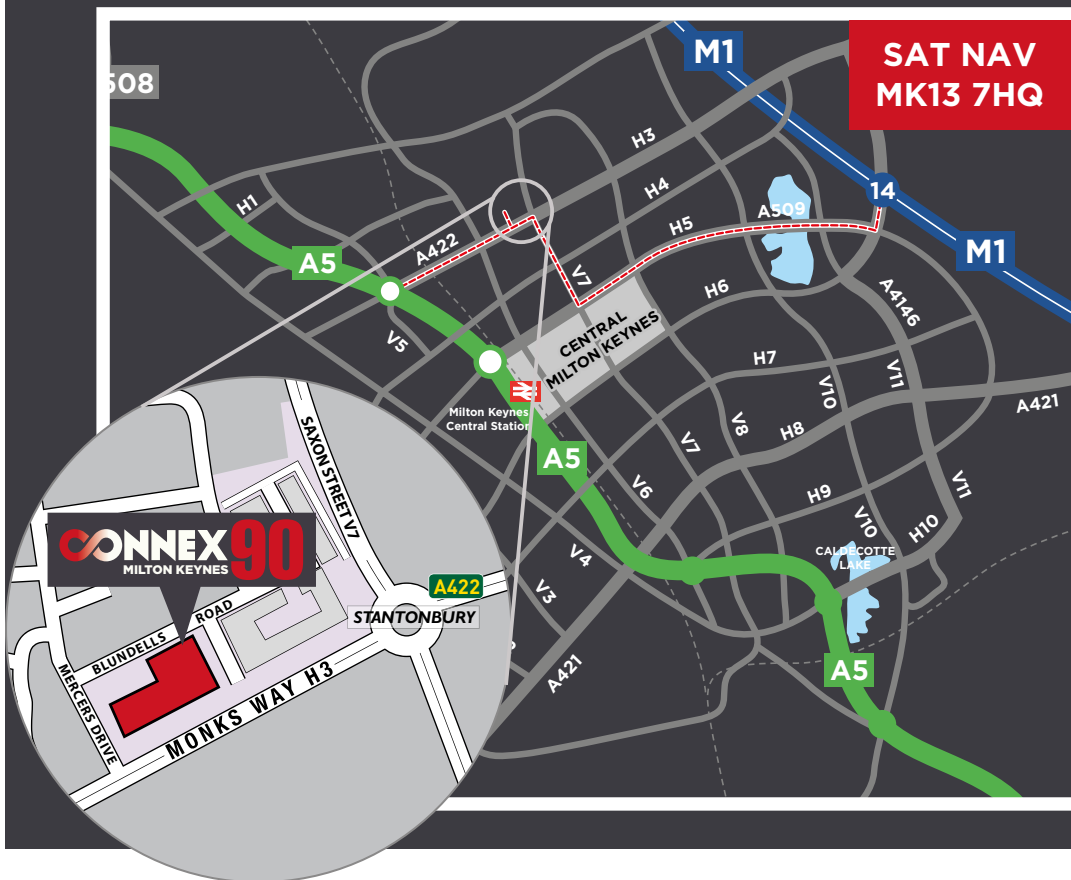
73 MERCERS DRIVE • BRADVILLE • MILTON KEYNES • MK13 7HQ

LOCATION

Milton Keynes is one of the UK's premier locations for distribution and logistics facilities. The area has earned this position due to its excellent multimodal connectivity which offers the potential for occupiers to reach 45 million consumers within a single HGV shift (4.5 hours).

The unit is prominently located fronting the A422 and in turn providing immediate access. The unit forms part of the Bundells Road industrial area in Bradville and is 0.5 miles to the north-west of the city centre. The M1 J14 and A5 are located within 4.5 and 1.5 miles away respectively.

Other occupiers in the area include: Beardow Adams Ltd and Sodexo with a number of other business parks being located within close proximity to include: Woodlands Business Park, Stacey Bushes and Granby Industrial Estate.



BY ROAD

- Milton Keynes Centre 1.5 miles
- A5 1.5 miles
- M1 Junction 14 4.5 miles
- London 55 miles
- M25 32 miles

BY RAIL

- London Euston 33 minutes
- Birmingham Airport 43 minutes
- Gatwick Airport 85 minutes

AIRPORTS

- London Luton 35 mins
- London Heathrow Airport 60 mins
- Birmingham International 65 mins
- East Midlands 65 mins
- London Stansted 70 mins

SEA PORTS

- London Gateway 80 miles
- Tilbury 82 miles
- Southampton 105 miles

DESCRIPTION

The property comprises a modern distribution warehouse constructed in the 90s. The Property provides the following specification:

- Warehouse of steel portal frame construction with profile steel cladding to elevations
- Minimum clear eaves height of 7.6m
- Heating and lighting to the warehouse area
- 4 dock level and 1 level access loading door
- Secure concrete yard
- Fully fitted 2 storey office block with carpet floor covering, raised access and trunking to part with suspended ceiling and category II lighting
- 90 dedicated car parking spaces
- Attractive landscaped environment

ACCOMMODATION

The property has been measured in accordance with the Code of Measuring Practice (6th Edition) and provides the following Gross Internal Areas:

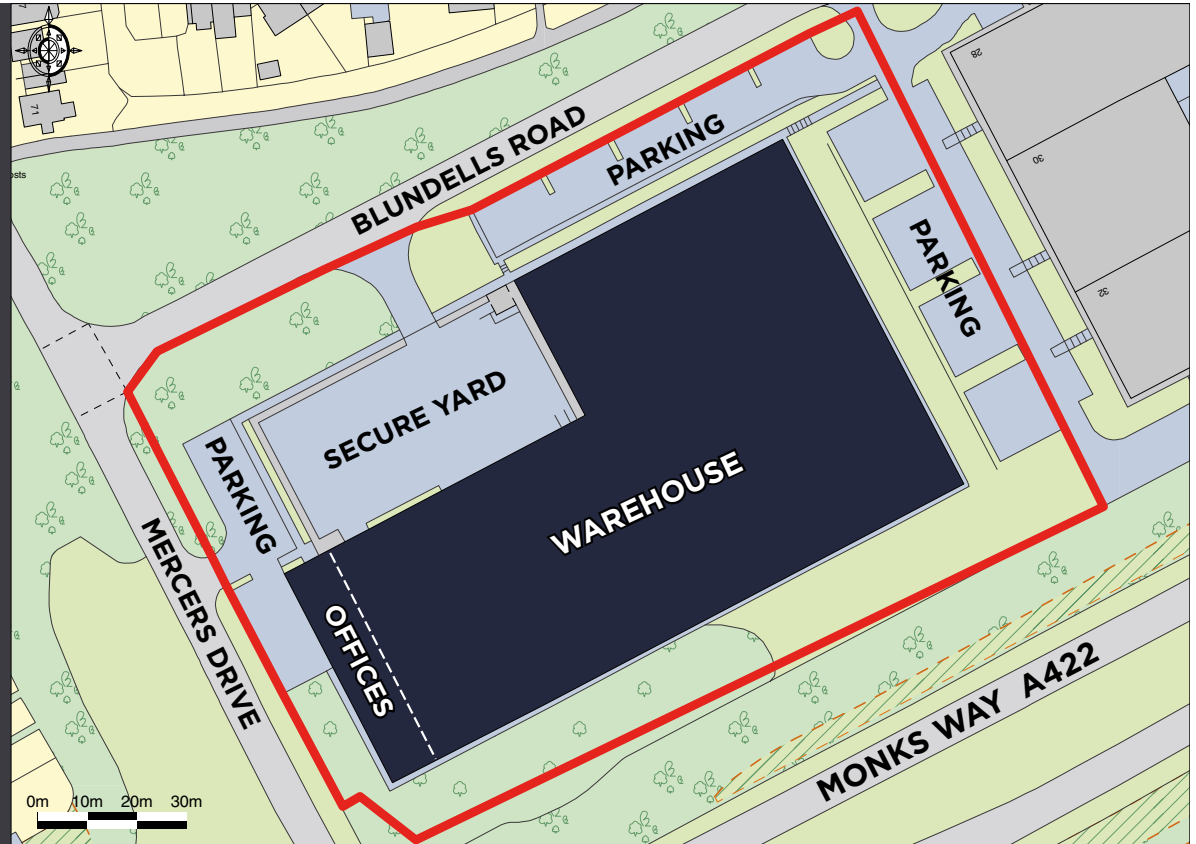
Industrial/warehouse	80,860 sq ft	(7,512 sq m)
Offices/ancillary	8,155 sq ft	(758 sq m)
TOTAL	89,015 sq ft	(8,270 sq m)

EPC

The property has an Energy Performance Rating of B (39).

TENURE

Available by sub-letting or assignment of the existing lease dated 01.11.2022 and expiring 22.06.2027. There is a tenant break in June 2025. A longer term may be available by negotiation.



PLANNING

The property benefits from an existing consent for B1c, B2 (industrial) and B8 (distribution) with ancillary offices.

RATEABLE VALUE

The Rateable Value is £425,000 as detailed on the Valuation Office Agency webpage. Interested parties are advised to make their own enquiries with Milton Keynes Council.

VAT

VAT will be applicable on the rent at the prevailing rate.

RENTAL

Upon application.

LEGAL COSTS

Each party are to bear their own legal costs in connection with the transaction.



VIEWING

Strictly by prior appointment through the agents.

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