

**FOR SALE**

**FREEHOLD INDUSTRIAL / WAREHOUSE PREMISES**

**BRAMLEY ROAD  
BLETCHLEY  
MILTON KEYNES  
MK1 1PT**

# HIGHLIGHTS

- VACANT FREEHOLD INDUSTRIAL / WAREHOUSE UNIT
- 54,962 SQ.FT. (5,106.2 SQ.M) PLUS MEZZANINE OF 3,787 SQ.FT. (351.8 SQ.M)
- TOTAL SITE AREA OF 2.8 ACRES (1.13 HECTARES)
- STRATEGIC INDUSTRIAL / LOGISTICS LOCATION WITHIN THE 'GOLDEN TRIANGLE'
- RARE FREEHOLD OPPORTUNITY
- EXCELLENT CONNECTIVITY TO ARTERIAL A5 TRUNK ROAD AND M1 MOTORWAY
- SECURE SELF-CONTAINED SITE
- OFFERS OF £5.5MILLION INVITED



BRAMLEY ROAD  
BLETCHLEY  
MILTON KEYNES  
MK1 1PT

**WATLING**  
REAL ESTATE

# MILTON KEYNES

Milton Keynes is strategically located between London (51 miles) and Birmingham (72 miles) along the M1 corridor, providing excellent access to the regional and national road network. The M25 motorway is also approximately 30 miles away, providing easy access to the whole of the southeast and London.

Milton Keynes is situated within the UK logistics 'Golden Triangle', where 90% of the British population can be reached within a 4-hour drive.

The city is also situated at the heart of the Oxford-Cambridge arc, a globally significant economic region, which is recognised as one of the fastest growing economies within England.

## LOCATION

The property is prominently located on Bramley Road within an established logistics and industrial area of Milton Keynes. The A5 trunk road is within 1.5 miles and both Junctions 13 and 14 of the M1 Motorway are easily accessible, being under 7.5 miles distant.

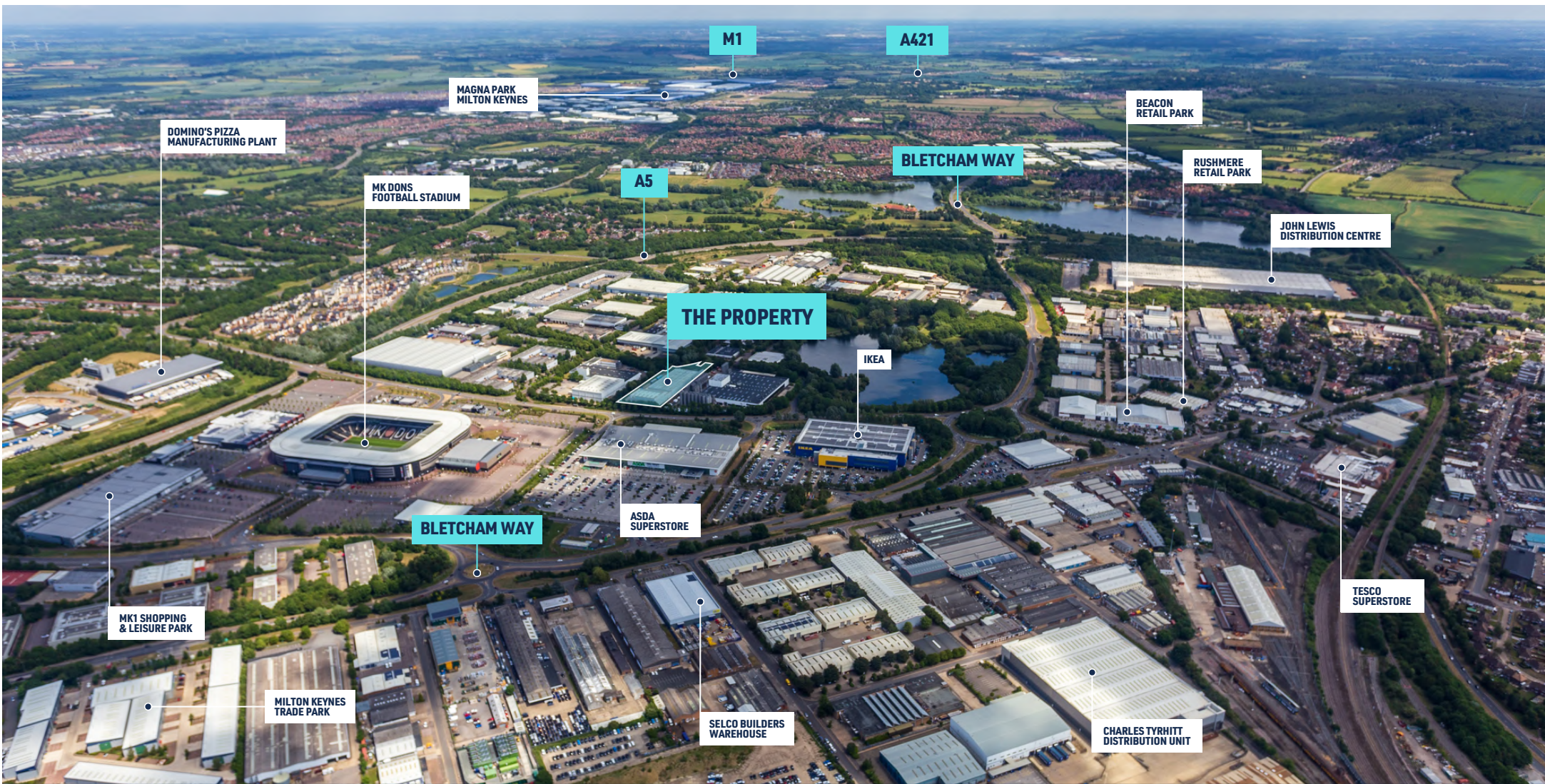
Bramley Road is accessed directly off the B4934 (Saxon Way), with the property setback within a secure and self-contained site.

Nearby occupiers include Royal Mail, Rhenus Logistics, Charles Tyrwhitt and Menzies as well as a number of manufacturing occupiers. The area has experienced significant investment in recent years, including Stadium MK and the MK1 Shopping and Leisure Park.








BRAMLEY ROAD  
BLETCHLEY  
MILTON KEYNES  
MK1 1PT

WATLING  
REAL ESTATE




**DESTINATION**

**MILES**

 A5	1.5
 M1 J13	7.5
 M1 J14	6
 M25 J21A	29
 M6 / A14	39

**DESTINATION**

**MILES**

 London	51
 Birmingham	72
 Oxford	57
 Northampton	23
 Luton	19

**DESTINATION**

**MILES**

 London Heathrow Airport	50
 London Luton Airport	22
 Birmingham International Airport	66
 Felixstowe	114
 Dover	132

# THE PROPERTY

The property comprises a modern warehouse premises of steel portal frame construction which has most recently been operated as a distribution facility. The unit consists of four bays, with integral two storey office accommodation to the front.

## WAREHOUSE

The unit has metal profile clad elevations and roof, with translucent roof lights and concrete floor throughout. The property is currently fully racked providing storage for approximately 4,000 pallets. Lighting is provided by predominantly sodium lamps.

Clear internal height for the main warehouse accommodation is 6m, rising to 11.5m within the high-bay warehouse to the rear.

## OFFICE

The office accommodation is of good specification, with carpeted floors, plastered and painted walls and suspended ceilings. Staff welfare facilities and male & female toilets are provided to the ground floor along with an open plan office and ancillary warehouse accommodation. The first floor comprises mainly open plan office rooms and meeting space. The offices are temperature controlled via air conditioning units with Cat 2 lighting.

## EXTERNALS

Externally the property has a car park to the front and loading / storage yard to the side running the full length of the building. Palisade fencing surrounds the site with a security gate to the main entrance.



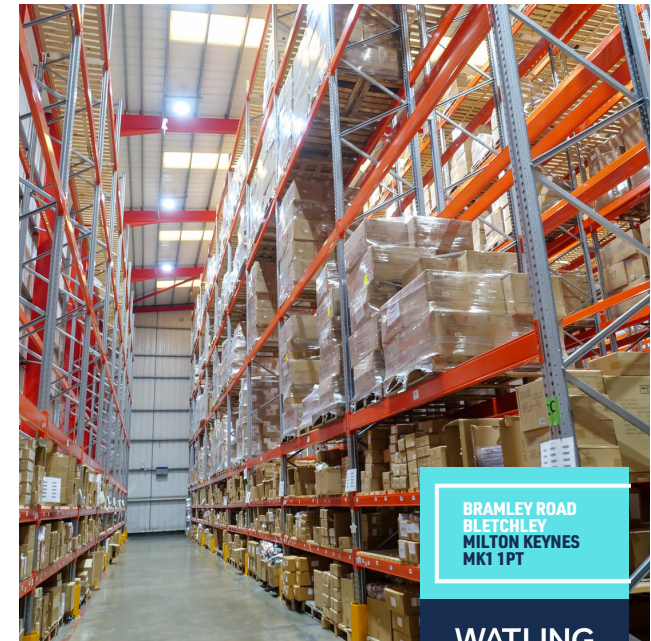
**GOLDEN TRIANGLE  
LOCATION**



**2.8 ACRE SITE  
54,962 SQ.FT.**



**UP TO 11.5M CLEAR  
INTERNAL HEIGHT**



**BRAMLEY ROAD  
BLETCHLEY  
MILTON KEYNES  
MK1 1PT**

**WATLING**  
REAL ESTATE

# ACCOMMODATION

The approximate Gross Internal Area is:

	SQ.FT	SQ.M
WAREHOUSE	38,029	3,533.0
HIGH-BAY WAREHOUSE	11,004	1,022.3
MEZZANINE	3,787	351.8
OFFICE/ANCILLARY	5,929	550.9
<b>TOTAL (including mezzanine)</b>	<b>58,749</b>	<b>5,458</b>

The total site area is 2.8 acres (1.13 hectares), representing a site cover of approximately 44%.



BRAMLEY ROAD  
BLETCHLEY  
MILTON KEYNES  
MK1 1PT

**WATLING**  
REAL ESTATE

# FURTHER INFORMATION

## PLANNING

We assume the property has planning consent for its current use.

The property is located in an area designated as 'Employment Land' within the Milton Keynes' adopted Local Plan.

## TITLE

Freehold

## BUSINESS RATES

Rateable Value: **£207,000** Rates Payable (23/24): **£105,984**

Interested parties are to rely on their own enquiries with the local authority.

## EPC

C (60)

## VAT

VAT will be payable in addition to the purchase price.

## SERVICES

We understand that all mains services are connected, but none have been tested. It is understood gas is provided to the site but is currently capped off.

Interested parties are to rely on their own enquiries.

## VIEWINGS

Strictly via appointment with Watling Real Estate only.

## MARKETING PACK

A Marketing Pack with further property information is available upon request.

## COSTS

Each party is to be responsible for their own professional costs incurred as part of the transaction.

## GUIDE PRICE

**OFFERS OF £5.5 MILLION INVITED FOR THE FREEHOLD INTEREST**

## RACKING

The racking may also be available for purchase by way of separate negotiations.



# CONTACTS

**CHRIS DAVIES**

+44 (0)7949 375 722  
chris.davies@watling.com

**BEN HOLYHEAD**

+44 (0) 7880 137 654  
ben.holyhead@watling.com

**WATLING**  
REAL ESTATE

## DISCLAIMER

Watling Real Estate hereby gives notice that the information provided either for itself, for any joint agents or for the vendors lessors of this property whose agent Watling Real Estate is in this brochure is provided on the following conditions:

1. The particulars are set out as a general outline only, for the guidance of intending purchasers and/or lessees and do not constitute an offer or contract, or part of an offer or contract. 2. All descriptions, dimensions and references to this property's condition and any necessary permission for use and occupation, and any other relevant details, are given in good faith and are believed to be correct. However, any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves of their correctness by inspection or otherwise. 3. No person in the employment of Watling Real Estate, or any joint agents, has any authority to make or give any representation or warranty whatsoever in relation to the property or properties in this brochure. 4. All prices quoted are exclusive of VAT. 5. Watling Real Estate shall have no liability whatsoever in relation to any documents contained within the brochure or any elements of the brochure which were prepared solely by third parties, and not by Watling Real Estate.

## Anti-Money Laundering

To comply with our legal responsibilities for Anti-Money Laundering, it will be necessary for the successful bidder to provide information necessary to complete these checks before the deal is completed. Information required will include: • Corporate structure and ownership details. • Identification and verification of ultimate beneficial owners. • Satisfactory proof of the source of funds for the buyers / funders / lessee.

## Copyright

Please be advised that any plans, drawings or other materials within the marketing information pack are protected by Copyright, Patent and Warranty laws. This information should be used only for consultation or illustrative purposes. No formal reliance should be placed on the information or further copies made without the prior permission of the copyright owner