

## FOR SALE/TO LET – Workshop/Industrial/Warehouse



### Unit 4, Second Avenue, Denbigh West, Milton Keynes MK1 1AT

7,742 SqFt (719.23 SqM)

- Established Industrial Area
- Good Access to A5, M1 and A421
- Air Conditioning to Offices
- Storage Mezzanine

## Location

The premises are located within the long established Denbigh West Employment Area of Milton Keynes.

The A5 is within 0.7 miles to the north west and 1.4 miles to the north east. Central Milton Keynes with its shopping centre and mainline train station is a short drive and J13 and 14 of the M1 are 7.4 and 5.9 miles respectively.

## Description

An industrial/warehouse premises fronting onto Second Avenue with manufacturing/workshop at ground floor, a storage mezzanine above and at first floor, a warehouse and good quality office provision.

The ground and first floors are concrete and the structure is based around brick piers, with upvc double glazed windows throughout and led lighting to majority.

The property benefits from three phase and single phase electricity, a roller shutter door and parking to front and side.

## Accommodation

The premises provide a two storey workshop/warehouse premises providing concrete ground floor and suspended concrete first floor. The existing owner has installed a steel framed mezzanine for storage between the two floors.

The first floor provides a warehouse area along with good quality office accommodation benefitting from air conditioning.

The building provides a loading door to the front elevation along with an additional first floor loading dock. There is a pedestrian access door onto a reception area with a staircase to the upper floor as well as an escape stair from the offices at first floor.

The property has been measured in accordance with the RICS Property Measurements Standard 2nd Edition.

Accommodation	Sq Ft	Sq M
Ground	3,325	308.89
First	2,771	257.43
Mezzanine	1,646	152.91
<b>Total</b>	<b>7,742</b>	<b>719.23</b>

Areas quoted are approximate and should not be held as 100% accurate.

## Terms

The premises are offered by way of a sale of the freehold title at a quoting price of £750,000.00 exclusive.

## OR

The premises are offered by way of a new lease for a term to be agreed at a quoting rent of £55,000.00 per annum exclusive.

**VAT:** VAT Applicable

## Business Rates

Tenants/buyers to make their own enquiries.

## EPC

D84

## Viewings

For viewings and further information please contact the sole agent:

### Paul Quy

01908 558743

[paul.quy@kirkbydiamond.co.uk](mailto:paul.quy@kirkbydiamond.co.uk)

### Tate James

01908 046863

[tate.james.@kirkbydiamond.co.uk](mailto:tate.james.@kirkbydiamond.co.uk)



## DISCLAIMER

Kirkby Diamond LLP for themselves and for the vendors, whose agents they are, give notice that these particulars are set out as a general guide only and do not constitute any part of any offer or contract. All descriptions, dimensions, reference to condition and the necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but interested parties should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Kirkby Diamond LLP has any authority to make or give any representation or warranty whatever in relation to this property. Kirkby Diamond LLP (Registration No OC420194) is authorised and regulated by the Royal Institution of Chartered Surveyors. Kirkby Diamond is a trading name of Kirkby Diamond LLP