

TO LET FOR HORTICULTURAL USE: Two Detached Workshop/ Storage Units and Detached Office Building on a 3.7 Acre Site



Central Milton Keynes approximately 6 miles
Central Bedford Town approximately 13 miles



Good access to the A421, M1 and A1



Milton Keynes Train Station approx. 6.8 miles



Buildings and yard, office building with private office rooms, kitchen, ladies' and gents' WC facilities



On site parking spaces



Leasehold: £139,500 per annum exclusive

13,976 sq ft (1,298.38 sq m)

Mill Lane, Salford, Milton Keynes, MK17 8BY





Location

- Salford is a Bedfordshire village conveniently located for Milton Keynes, J13 and J14 of the M1 and for the A421.



Description

- Horticultural planning use.
- The premises comprise an office building and two detached workshop/storage units on a site of approximately 3.7 acres.
- The office building is constructed of brick beneath a tiled roof.
- The workshop/storage units are steel framed with concrete floors and 5m and 4m eaves respectively.



Specification

- Private office rooms.
- Ladies' and gents' WC facilities.
- Kitchen.
- Extensive yard.
- Good access to the M1.



Floor Area (Net Internal Area - NIA)

The property has been measured in accordance with the RICS Code of Measuring Practice 6th Edition.

Offices:	292.08 sq m	3144 sq ft
Workshop:	699.0 sq m	7,524 sq ft
Workshop:	307.3 sq m	3,308 sq ft

Total: 1,298.38 sq m 13,976 sq ft

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



Terms

- Leasehold: £139,500 per annum exclusive.
- Freehold: Price on application.
- VAT: Applicable at the appropriate rate.
- The premises are to be let on a new full repairing and insuring lease.



Business Rates

- Rateable Value: £19,000.

- Interested parties are advised to make their own enquiries.



Viewing

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