



HARWOODS

Chartered Surveyors & Estate Agents

**INVESTMENT / OWNER OCCUPIER OPPORTUNITY
LIGHT INDUSTRIAL COMMERCIAL PREMISES
WITH PARKING.**



**7 HORWOOD COURT
BILTON ROAD, BLETCHLEY, MILTON KEYNES, MK1 1RD
FOR SALE OFFERS IN THE REGION OF £280,000
LONG LEASE HOLD INTEREST**

Situated in the city of Milton Keynes a prominent position in Horwood Court development which is made up of 16 individual units, accessed from the highway, Bilton Road via a secure gated common access road lead into service yard. Bletchley town centre is approximately 1 mile to the south and central Milton Keynes is approximately 3 miles (5 km) to the northwest. The property comprises a ground warehouse/ workshop, office, meeting room, WC, with additional 2 offices and ancillary space on the first floor. The property benefits from fitted solar panels, phase 3 electrical, and fronted with a manually operated loading door. There is parking to the front and further allocated parking within the premises.

Good communication links with the city of Milton Keynes located on Junction 14 of the M1 motorway southbound to Northampton. The M1 Motorway provides excellent road communications into Central London and North of England.

21 SILVER STREET, WELLINGBOROUGH, NORTHANTS NN8 1AY

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NET INTERNAL AREAS:

Warehouse/Workshop :	61.16 Sq. M (658 Sq. Ft)
2 Ground Floor Offices	57.58 Sq. M (620 Sq Ft)
2 First Floor Offices	36.81 Sq. M (396 Sq. Ft)

TOTAL: 155.55 SQ. M (1674 SQ FT)

THE PROPERTY:

Ground Floor – Warehouse / Workshop, Office and Meeting room, Kitchen Area, 1 Cloakroom / Wc.

First Floor – 2 Individual Offices, and ancillary space.

Outside – Property is served with 5 allocated parking spaces.

TENURE:

£280,000 Subject to Contract for the long leasehold interest contractually expires on 26 April 2992 and thus it has approximately 966 years unexpired.

i. The passing rent of £5.00 per annum remains fixed throughout the contractual term.

ii. We understand that an estate service charge is not levied, however the property forms part of an estate which is served with communal access road.

SERVICES:

We understand that mains water, electricity and solar panels connected to the property.

Please note that Harwoods have not tested any appliances, services or systems and therefore offer no warranty. Interested parties to satisfy themselves about the services, system or appliances.

BUSINESS RATES:

From information supplied from the Local Authority and the VOA you will have to make your own enquiries with regard to the rateable value and rates payable for all the premises.

PLANNING USE:

The property is within Use Class E (Commercial Business and Service) and B8 (Storage & Distribution)

LEASE: VACANT POSSESSION

Offices and Light Industrial Workshop:-

Market Rent Value - £17,000 per annum exclusive.

ENERGY EFFICIENCY RATING:

A- 13



TO VIEW AND FOR FURTHER DETAILS PLEASE CONTACT

Sasha Wood – Tel: 01933 441464 / 07584 211672 or e-mail sasha@harwoodsproperty.co.uk

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VAT: All figures quoted for rents, charges and sale price are exclusive of VAT. Purchasers/Tenants must clarify whether VAT is payable or not.