



HARWOODS

Chartered Surveyors & Estate Agents

INDUSTRIAL WORKSHOP / OFFICE TO LET

NIA 140 sq m (1506.64sq ft) approx



**8 HORWOOD COURT
BLETCHLEY
MILTON KEYNES**

MK1 1AD

TO LET – NEW LEASE FRI- £17000 per annum exclusive

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, WC, with additional 2 offices and kitchenette above in the front mezzanine space on the first floor. The property benefits from a new consumer board, led lighting 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.

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Email: sasha@harwoodsproperty.co.uk www.harwoodsproperty.co.uk

NET INTERNAL AREA:

Workshop – 140 sq m (1506 sq ft) approx.

Total: 140 SQ M (1506) SQ FT.

THE PROPERTY:

Ground Floor – Workshop, Cloakroom/WC.

Mezzanine - 2 Offices and kitchenette area

Outside – Allocated parking available.

LEASE:

New lease on full repairing and insuring basis.

TERMS:

Flexible terms with a minimum of 3 years required.

RENT:

£17,000 per annum exclusive paid quarterly in advance by standing order.

RENT REVIEW:

Every third year upwards only to open market.

RENT DEPOSIT DEED:

Equivalent to 3 months rent to be lodged by the Tenant.

SERVICES:

We understand that mains water, electricity and drainage are 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:

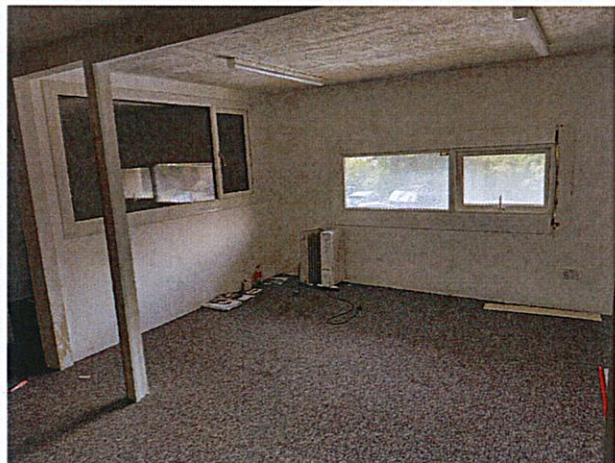
From information supplied from the Gov.UK the rateable value is £13,000 as of 01st April 2026 to present. You will have to make your own enquiries with regard to rates payable.

LEGAL FEES:

Each party to be responsible for their own legal costs in respect of this new licence.

ENERGY EFFICIENCY RATING:

C-51

**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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WARNING Harwoods for themselves and for the vendors of this property whose Agents they are, give notice that (i) The particulars are produced in good faith, are set out as a general outline and description only for the guidance of intended purchasers, and do not constitute either fully or part of an offer or contract. (ii) No person in the employment of Harwoods has any authority to make or give any representation or warranty in relation to this property. (iii) All descriptions, dimensions, measurements, references to condition and necessary permissions for use and occupation and other details are given without any responsibility and as a guide only, and are not precise. Any intended purchasers should not rely on them as statements or representation of fact but must satisfy themselves through their own endeavours and enquiries as to the correctness of each of them.

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