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**UNITS 1-2 DUNFERMLINE COURT | KINGSTON
MILTON KEYNES | MK10 0BY**

MODERN INDUSTRIAL/WAREHOUSE PREMISES **18,400 - 38,276 sq ft (1,709 - 3,556 m²)** **TO LET**

- Modern industrial/warehouse premises.
- Prime location close to J13 and J14 of the M1.
- 1st floor office accommodation.
- 8.0m minimum internal clear height.
- 4 ground level loading doors.
- Available as a whole or individual units from 18,400 sq ft.



Description

Dunfermline Court comprises 8 industrial/warehouse units arranged in two terraces, constructed in 2005 to a high-quality specification. The units are of steel portal frame construction with insulated PVF2 colour-coated metallic silver micro-rib cladding and terracotta rainscreen panels to the office elevations.

Units 1 and 2 provide production/warehouse accommodation with a minimum internal eaves height of 8.0m, reinforced concrete floor slab (UDL 37.5kN/m²), and four electrically operated ground-level loading doors (two per unit). High-bay LED lighting is installed throughout the warehouse areas.

First-floor offices benefit from suspended ceilings, modular lighting and gas-fired central heating. Each unit includes a ground floor reception and WC facilities at both ground and first floor levels.

Externally, the units have allocated car parking and concrete-surfaced loading areas to the front.

Terms and Tenure

The premises are available to let, as a whole or as individual units, by means of a new full repairing and insuring lease for a term to be agreed.

Rent

£202,400-£421,036 pa exclusive, payable quarterly in advance.

Service Charge

There is a service charge payable to the landlord for the maintenance and management of common parts of the estate, based upon floor area occupied as a proportion of the total floor area.

Specification

- ✓ High quality warehouse/production premises.
- ✓ Minimum 8.0m eaves height.
- ✓ 1st floor office accommodation.
- ✓ 2 miles from M1 (J14).
- ✓ 4 ground level loading doors.
- ✓ Allocated car parking and loading areas.
- ✓ Available as a whole or individual units from 18,400 sq ft.

Floor Area

	GIA (m ²) approx.	GIA (sq ft) approx.
Unit 1	1,846.5	19,876
Unit 2	1,709.4	18,400
TOTAL	3,555.6	38,276

Business Rates

	Rateable Value 2023	Estimated Rates Payable (2025/26)
Unit 1 Dunfermline Court	£137,000	£76,035
Unit 2 Dunfermline Court	£121,000	£67,155

EPC

The property has an EPC rating of C62 (Unit 1) and B43 (Unit 2).



Location

Kingston is one of the prime industrial estates in Milton Keynes, being located approximately 2.5 miles from Junction 14 of the M1 motorway and 4.5 miles to Junction 13. Kingston is accessed from three of MK's main urban "grid roads" H7 Chaffron Way, H8 Standing Way and V11 Tongwell Street. Major occupiers in Kingston include ABB Robotics, Diebold Nixdorf, Kawai, Adam Equipment, Lantmannen Unibake, Reiser, Mercedes Benz, Costco, Alpla and Schüco.

Viewing and further information:



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