

Mileway

Denbigh Hall Industrial Estate Milton Keynes

Available to Let
Warehouse
13,770 sq ft



Eaves height of 5.4m



Level access loading to the rear



Three phase power supply



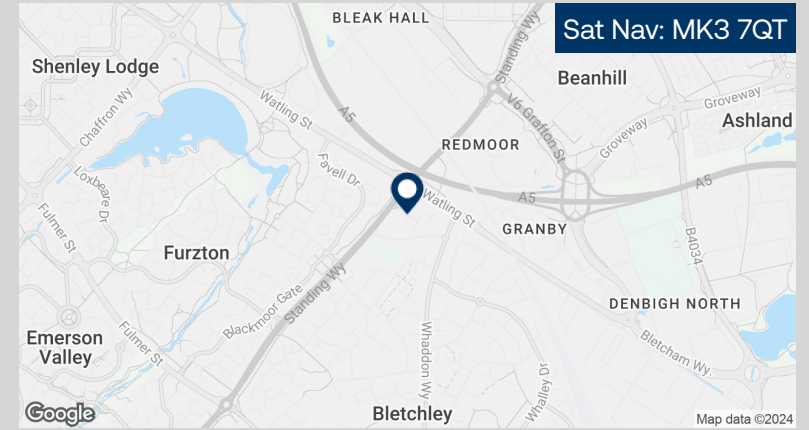
Two storey office



Good access to the A5 and M1

Denbigh Hall Industrial Estate

Denbigh Hall Bletchley Milton Keynes MK3 7QT



Description

Denbigh Hall is a well established industrial estate that benefits from a gated entrance and perimeter fencing. The estate has units of varying sizes with Unit 3 available immediately providing 13,770 sq ft of high quality industrial / warehouse space that has undergone refurbishment.

Location

Denbigh Hall Industrial Estate is located within Bletchley, a constituent town in the south-west of Milton Keynes. The estate is situated at the junction of Watling Street V4 and Standing Way H8 (A421), close to the A5 dual carriageway. Junction 13 and 14 of the M1 are 7.6 miles and 5.7 miles away respectively providing the site with excellent access to the wider Motorway network. Milton Keynes Central Railway Station is also within close proximity at 2.8 miles away which provides the City with direct services to London, Birmingham and Manchester.

EPC

C-61

VAT

VAT will be payable where applicable.

Terms

Available on new full repairing and insuring lease.

Legal Costs

All parties will be responsible for their own legal costs incurred in the transaction.

Viewing / Further Information

Please contact:

Mileway
James Chasen
southeast@mileway.com
0203 991 3516

Lambert Smith Hampton
Louis Day
lday@lsh.co.uk
07708 479451

Lambert Smith Hampton
Emma Kibble
ekibble@lsh.co.uk
0207 198 2364

Louch Shacklock
Graham Young
graham@louchshacklock.com
07841 882878



Accommodation:

Unit	Property Type	Size (sq ft)	Availability
Unit 3	Warehouse	13,770	Immediately
Total		13,770	

This document (together with any attachments, appendices, and related materials, the "Materials") is provided on a confidential basis for informational due diligence purposes only and is not, and may not be relied on in any manner as legal, tax, investment, accounting or other advice or as an offer or invitation to lease the property referred to herein or otherwise enter into any other transaction, agreement or arrangement, nor shall it or the fact of its distribution form the basis of, or be relied on in connection with, any lease or other contract or any commercial or investment decision. If such offer is made, it will only be made by means of heads of terms (collectively with any additional documents, the "Heads of Terms"), which would contain material information not contained in the Materials and which would supersede and qualify in its entirety the information set forth in the Materials. In the event that the descriptions or terms described herein are inconsistent with or contrary to the descriptions in or terms of the Heads of Terms, the Heads of Terms shall control. None of Mileway nor any of its respective affiliates makes any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein and nothing contained herein should be relied upon as a promise or representation of any kind.