



SAXON PARK

INDUSTRIAL ESTATE

DENBIGH EAST | MILTON KEYNES | MK1 1QU



INDUSTRIAL / WAREHOUSE UNITS IN CLOSE PROXIMITY TO THE A5



SAT NAV: MK1 1QU



LOCATION

Saxon Park is located at the junction of Bletcham Way (H10) with Bond Avenue in south Milton Keynes. Access to the estate is from Bond Avenue. The Bletchley junction of the A5 dual carriage way is within 1 kilometre (0.6 miles) and junctions 13 and 14 of the M1 are both within a 15 minute drive time.

Saxon Park forms part of the Denbigh employment area. It is an area favoured by

trade and retail occupiers. In the immediate vicinity occupiers include City Plumbing, Bathroom Showroom, Brewers Decorating Centre, National Tyres, Halfords, Perry's Citroen, Sports Direct and TK Maxx. In addition the MK Stadium complex, which incorporates retail (Ikea, Asda, Primark and M&S) and leisure (Odeon cinema and restaurants) uses, offers further amenity. It is a vibrant and improving mixed use area.

Location	Description	Unit 11	Contact
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TRAVEL

A5	1/2 mile
Bletchley Station	2 miles
Milton Keynes Central	3 1/2 miles
M1 - Junction 14	5 miles
Central London	50 miles
🚆 London Euston	34 minutes
🚆 Birmingham	45 minutes



“HIGH QUALITY UNITS ON A SPACIOUS AND WELL MAINTAINED ESTATE”



Central Milton Keynes (3 miles)

London (50 miles)

A5

CITY PLUMBING

NATIONAL TYRES AND AUTOCARE

Brewers

PERRY'S

halfords

Wickes

pets at home

Argos

Boots

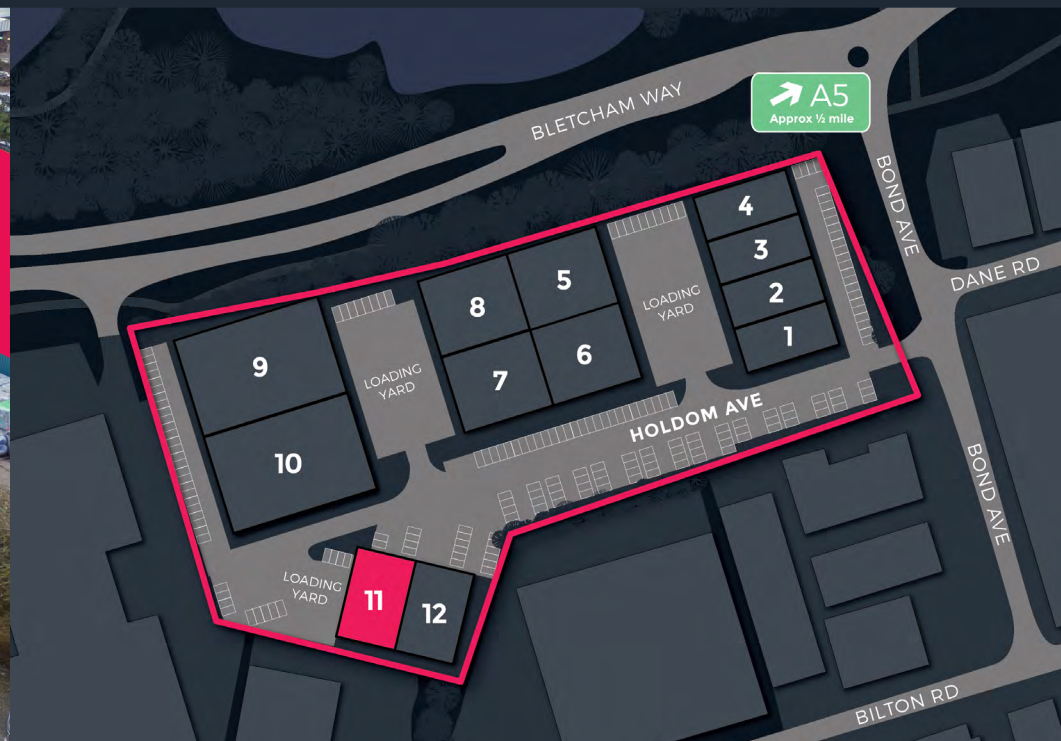
COSTA

Tikmax

DESCRIPTION

Saxon Park is a 12 unit estate with 4 trade units on the Bond Avenue frontage with 8 warehouse/ industrial units arranged in 3 blocks behind. There is ample on estate parking for all units.

Units have clear span warehouse/ industrial space with an eaves height of approximately 6.5 metres. All units have integral offices. Loading areas are shared but generous. Loading doors are 5.2 metres high and 4.5 metres wide.



UNIT 11 - 8,200 SQ FT (762 SQ M)

- ■ Semi-detached unit with self-contained yard
- ■ Parking in front of the unit for 6 cars and further spaces in the yard
- ■ Refurbished internally
- ■ Offices on ground and first floor
- ■ RV £34,750
- ■ EPC D90





TERMS

New full repairing and insuring leases for a term to be agreed.

Quoting terms are available on request.

FURTHER INFORMATION

Viewing & further information is available by contacting the joint sole agents:

**Lambert
Smith
Hampton**

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JOE SKINNER

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SAXON PARK

HOLDOM AVENUE DENBIGH EAST MILTON KEYNES MK1 1QU

Availability schedule

Unit	Sq ft	Sq m	Rent pa	Rateable Value	EPC	Notes
5 Holdom Avenue	11,030	1,025	£80,000	£48,500 est.	D93	Unit now Let.
11 Holdom Avenue	8,200	762	£65,200	£34,750	D90	Available from July 2020. Separate side yard for servicing. Refurbished internally. Semi-detached unit.

- Leases will be for a minimum term of 5 years.
- The Estate Service Charge is approx. £0.50 per sq ft per annum.
- The RV for unit 5 is yet to be assessed. The estimate is based on an adjoining unit of similar size.
- Allocated parking for each unit.