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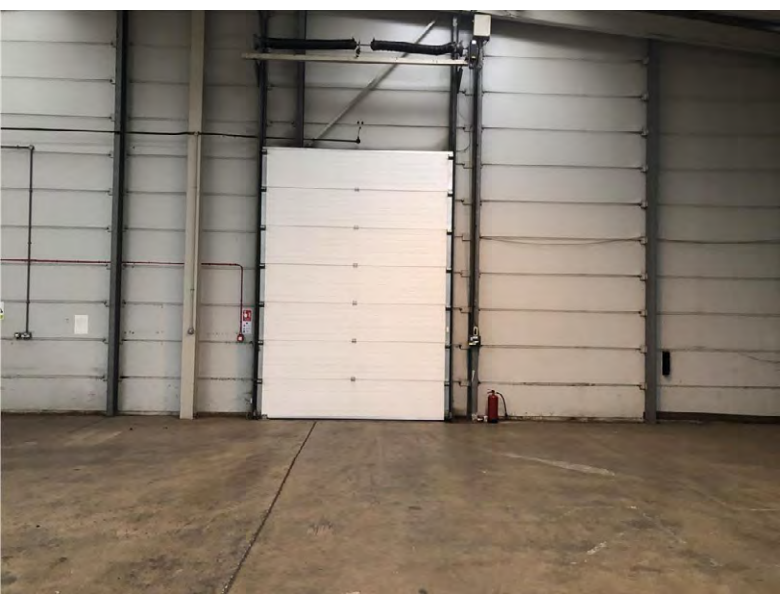
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**FORMER HIKOKI BUILDING | PRECEDENT DRIVE | ROOKSLEY  
MILTON KEYNES | MK13 8PJ**

**SHORT-TERM LET TO SPRING/SUMMER 2023**  
**DETACHED LIGHT INDUSTRIAL / WAREHOUSE UNIT**  
**55,774 sq ft / 5,181.50m<sup>2</sup>**

- Detached warehouse building on self-contained site.
- 2 dock level and 1 surface door.
- Service yard and extensive car-parking.
- Maximum internal loading 7m
- 2-storey office accommodation via link.
- 1 mile from Central Milton Keynes & A5



## Location

The property is located on Precedent Drive within the Rooksley Industrial area. The A5 dual carriageway is situated just to the west and provides quick access to Junctions 13 & 14 M1 Motorway.

Central Retail Park is located just to the south with the town centre c.0.5 miles distance. Local occupiers include MKM Building Supplies, Go Outdoors, Bizerba and B&Q.

## Description

The property comprises a detached warehouse / light industrial property located on a self-contained site just outside the City Centre in Rooksley. Built in 1987, the former Hitachi Power Tools headquarters provides a centrally located distribution facility with 2-storey office and ancillary accommodation. The site's low density offers generous loading provisions and parking.

## Accommodation

	Gross Internal floor area (m <sup>2</sup> )	Net Internal floor area (sq ft)
Warehouse	4,407.30	47,440
Ground floor offices	458.70	4,938
First floor offices	315.50	3,396
<b>TOTAL</b>	<b>5,181.50</b>	<b>55,774</b>

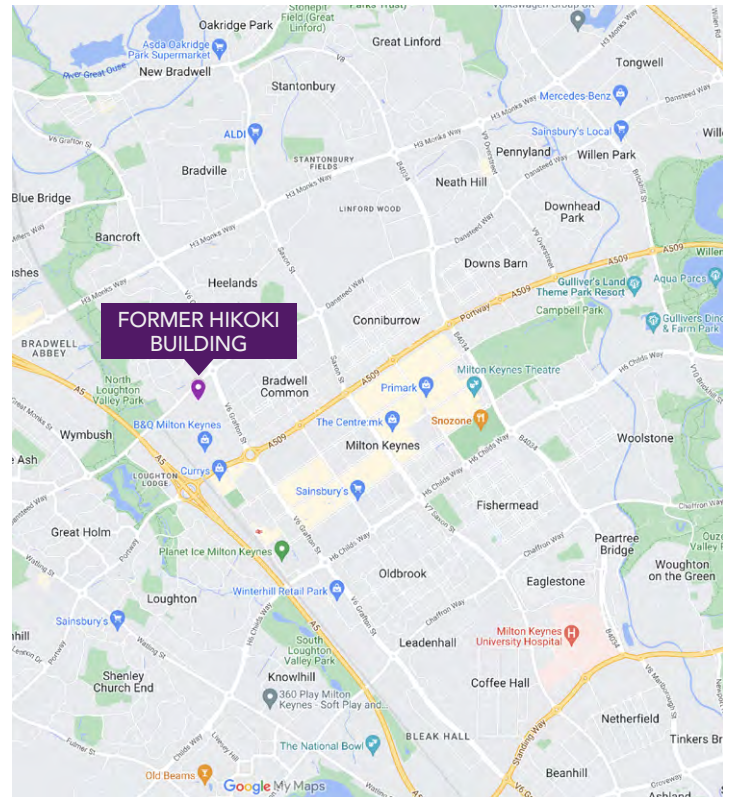
Figures are approximate GIA

## Rent

The property is available immediately via a short-term lease at £9psf to Spring/Summer 2023. Exact dates are subject to negotiation.

## Business Rates

	Rateable Value (2017)	Estimated Rates Payable (2022/23)
Former Hikoki Building	£159,000	£81,408



## Viewing and further information:



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