

robinson
+ hall



- + Industrial Unit
- + Eaves height of 3.60m
- + 3,375 sq ft / 314 sq m
- + Prominent location, close to Newport Pagnell and Milton Keynes
- + Available Now

£21,500 Per Annum

TO LET

**Unit 1 Spinney Lodge Farm, Forest Road, Hanslope, Milton Keynes,
Buckinghamshire MK19 7DE**



Unit 1 Spinney Lodge Farm, Forest Road, Hanslope, Milton Keynes, Bucks, MK19 7DE

Description

The unit offers functional workshop or storage space offering circa 3,375 sq ft (314 sq m) with min height of 3.60 meters. The unit comprises the main storage space and an office with WC Facility & Canteen.

The property benefits from one sliding door and small electric roller shutter door for extra security and one pedestrian door. The property also benefits from a concrete flooring, 3 Phase power and lighting. The roller shutter door measures 3.04m in width and 3.01m in height.

Accommodation

Storage	247.70 sq m / 2,666 sq ft
Office	53.16 sq m / 572 sq ft
WC/Canteen	12.73 sq m / 137 sq ft

Total **314 sq m / 3,375 sq ft**

There is an external parking on site.

Location

Spinney Lodge Farm is situated on Forest Road, Hanslope which is approximately 9 miles of Milton Keynes and Towcester and within easy reach to Newport Pagnell which is approximately 7.5 miles away.

The unit benefits from excellent transport links with Junction 14 of the M1 being approximately 10 miles away, Junction 15 approximately 6 miles away and the A43 approximately 7 miles away.

Terms and Tenure

The premises are to be offered to let by way of a new Internal Repairing and Insuring lease on terms to be agreed.

Energy Performance Certificate Rating

The unit does not currently require an EPC.

Services

We understand that mains electricity and water are available, however, we would recommend that all interested parties check with the relevant statutory authorities as to the existence, adequacy or otherwise of these services for their own purposes. N.B. None of the services have been tested and it is the responsibility of the proposed tenant / purchaser to satisfy themselves as to their operation / condition.

Business Rate

We understand that the unit is not currently rated. Please note that should the premises become liable for business rates then the tenant will be responsible for payment thereof.

Planning

We understand that the unit does not have planning permission for commercial use. It is the tenant's responsibility to fully satisfy themselves in respect of the proposed use of the property.

VAT

All rents, prices and premiums are stated exclusive of VAT under the Finance Act 1989. Accordingly, interested parties are advised to consult their professional advisers as to their liabilities, if any. Please note the advertised rent is exclusive of VAT and this will be applied in addition.

Viewings

Strictly by appointment through Robinson and Hall LLP.

To arrange a viewing, please call:
Bedford Commercial
01234 351000 option 2



Land and Property Professionals

**Unit 1, Highfield Court,
Highfield Road, Oakley,
Bedford, MK43 7TA**

Agent's Notes

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