

# TO LET

## WORKSHOP & STORAGE UNIT



**APPROX 516 FT<sup>2</sup> (47.94 M<sup>2</sup>)**

UNIT 4 SUMMERSON COURT, BLEAK HALL, MILTON KEYNES MK6 1LE



01908 299500  
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**LAST REMAINING UNIT**

Central Milton Keynes: 1 mile

Bletchley: 3.5 miles

Industrial, workshop or storage

Three phase power

Car Parking

Town Planning: B1, B2 or B8 uses

Leasehold: £4,527 pax

25 FIRST AVENUE  
MILTON KEYNES MK1 1DX

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## LOCATION

- Established industrial complex only a mile from central Milton Keynes.
- Good access to the grid network, A5, A421, A422 and M1.
- Central Milton Keynes railway station connects to regional and national services.
- Nearby occupiers include VW Commercial Vehicles, Hertz Rent-a-Car, M & J Hire Centre, Keyline Builders Merchants and Biffa.

## DESCRIPTION

- Self-contained terraced unit on gated development of 10 commercial units.
- Metal clad construction with blockwork walls and industrial concrete floor.
- Town planning: B1, B2 and B8 uses.

## SPECIFICATION

- Eaves: 3m (9.75ft).
- Three phase power & WC.
- Electric roller shutter door.
- Allocated parking and goods loading.

## FLOOR AREA (approx gross internal)

Total: 516 ft<sup>2</sup> (47.94 m<sup>2</sup>)



## TERMS

- **Leasehold:** £4,257 pax.
- **VAT:** applicable.
- **Service Charge:** applicable.

## BUSINESS RATES

- **Rateable value (RV):** £3,800.
- **2014/15:** 48.2% of RV is payable.
- **Small business rate relief:** may apply - contact Milton Keynes Council for information.

## ENERGY PERFORMANCE

- EPC rating: G183

## VIEWING

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