

FOR SALE

INVESTMENT



- **RARE LONG-DATED INVESTMENT OPPORTUNITY**
- Location: well-established industrial estate
- Town centre 2.5 miles, Milton Keynes 5.5 miles
- Good access to all main trunk roads
- Industrial/warehouse with offices
- Electric loading door, hot air blower heating & three phase power
- Minimum eaves at 4 metres
- Seven parking spaces plus secure loading yard
- Estate common areas managed via service charge
- VAT: not applicable
- Let for 15 years FRI from 2023 at £31,000 pax; 5 year rent reviews

- **Ground Floor: 3,765 ft² (349.75 m²)**

- Long leasehold (999 years from 1990): £595,000
- Ground rent: £100 pa
- Rateable value: £26,000
- Energy performance rating: C73

**UNIT 47, BARTON RD, WATER EATON IND EST,
BLETCHLEY, MILTON KEYNES MK2 3HU**

01525 623 007



01908 04 05 06

clockproperty.com

office@clockproperty.com

