

TO LET

INDUSTRIAL



- Location: well-established industrial area
- Bletchley town centre 1.5 miles, Milton Keynes 5 miles
- Good access to all main trunk roads
- Industrial/storage - minimum eaves at 4 metres rising to 5.5 metres
- Electric loading door & three phase power
- WC facilities, gas available, LED lighting
- Parking spaces within secure loading yard
- Estate common areas managed via service charge
- VAT: not applicable
- Use: industrial & storage; use classes E & B2

- **Ground Floor: 1,179 ft² (109.54 m²)**

- Leasehold: £12,500
- Rateable value: £6,700
- Energy performance rating: C60

**OLD SIMPSON LANE, 14 SIMPSON RD, FENNY STRATFORD,
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