

TO LET-- Rural Industrial, Warehousing, Office and Open Storage.



1,258 SqFt (116.87 SqM)

Unit B1 and Yard, Old RAF Buildings, Dorcas Lane, Milton Keynes, Buckinghamshire, MK17 0EA



Bletchley Centre 5 miles.
MK Centre 9.7 miles.
Leighton Buzzard Centre 5.5 miles.



A4146 approx 2.4 miles.
A5 approx 5.3 miles.



Bletchley Station 4.9 miles.
MK Station 9.7 miles.
Leighton Buzzard Station 5.0 miles.



Secure and remote location.



Secured yard.



Single Storey agricultural style.



Leasehold On application



Location

- The site stands in an elevated rural position one mile west of Stoke Hammond with access to Milton Keynes within 8 miles and Leighton Buzzard within 5 miles.
- The A4146 is within 2.4 miles of the site and the A5 within 5.3 miles.



Description

- Unit B1 provides a detached steel portal framed structure with blockwork elevations and steel cladding.
- Internally there are windows with rural views, daylighting panels and electric lighting.
- Externally, the unit benefits from a concrete hardstanding which will be enclosed within a palisade fence.
- In addition an exclusive hardstanding area will be created for access to the loading door.
- The site itself is accessed via electric gates and is secured and lit with the benefit of cctv to the common yard.



Specification

- Secure and remote location.
- Three phase electricity will be supplied.
- Plentiful parking.
- WC accommodation will be fitted.
- Roller shutter loading door will be fitted.
- Rural views.
- Concreted yard space.



Floor Area (Gross/Net Internal Area)

The property has been measured in accordance with the RICS Property Measurement Standards (Second Edition)

Ground Floor	1,258 sq ft	116.87 m ²
Covered store	346 sq ft	32.14 m ²

Plus external yard.

Areas quoted are approximate and should not be held as 100% accurate.



Terms

- Leasehold On application
- Service Charge: Applicable
- VAT: Applicable at the appropriate rate
- Available by way of a new lease on full repairing and insuring terms, for a term to be agreed.



Business Rates

- Current Rateable Value: To be assessed.
- Interested parties are advised to make their own enquiries.



Viewing

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