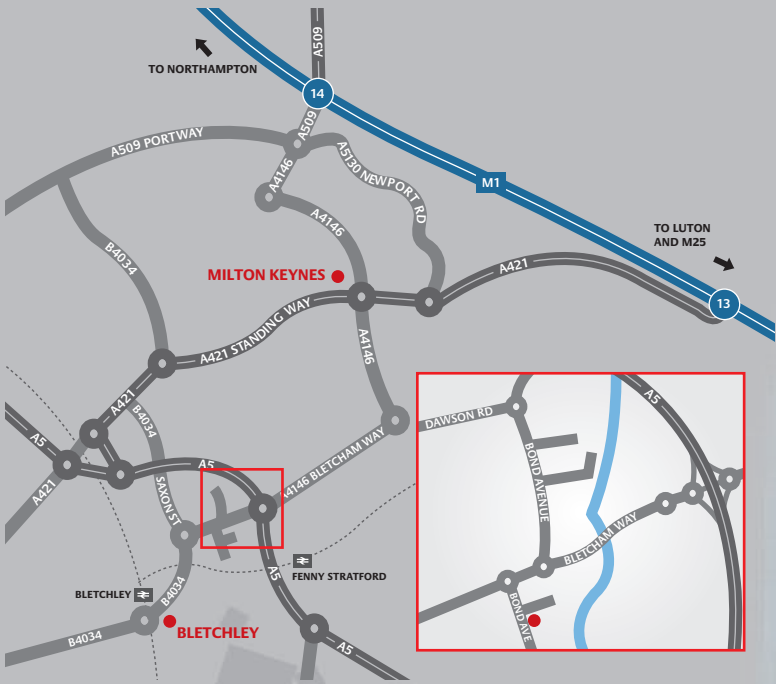


TO LET

FORMER VEHICLE WORKSHOP
Unit 11, Bond Avenue
Bletchley MK1 1SW



Accommodation

	sq ft	sq m
Showroom Area	5,775	536.5
Offices	1,930	179.3
Workshop	4,029	374.3
Valet	1,679	156.0
Store	539	50.1
Offices	337	31.3
TOTAL GIA	14,289	1,327.5
Display spaces (side)	12	
Parking (front)	10	

Title

The property is held freehold and is registered under the title number BM247268.

Rateable Value

£45,750 effective from 1st April 2010.

Terms

Rental offers in the region of £70,000 per annum are invited. Terms by negotiation.

Alternatively the freehold may be available by separate negotiation.

Viewing

The premises can be adequately viewed from the public highway, however if a more detailed inspection is required please contact us for an appointment.



making property work for business

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Measurement and Other Information

All measurements and areas provided are approximate.

While we make every endeavour to ensure that these particulars are accurate and reliable, if there is any point which is of particular concern to you, please contact this office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance to view the property.

Important Notice

Automotive Property Consultancy Ltd for themselves and for the lessors of this property, whose agents they are, give notice that:-

- The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice.
- All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements and representations of fact, but must satisfy themselves by inspection or otherwise to the correctness of each of them.
- No person in the employment of Automotive Property Consultancy Ltd has any authority to give any representations or warranty in relation to this property on behalf of Automotive Property Consultancy Ltd, nor enter into any contract on behalf of the vendor.
- No responsibility can be accepted for any expenses incurred by intending lessees in inspecting properties that have been sold, let, or withdrawn.

April 2010.

Location

The property is situated within the long established Denbigh East employment area, some 5 miles south of Central Milton Keynes, close to the commercial centre of Bletchley. The site is within 0.5 miles of the A5/H10 Bletcham Way intersection, which offers access north and south with good links to both Junction 13 and 14 of the M1 motorway, via the A421 and A4146 respectively. The site can be easily accessed from either Bletcham Way (H10) or Watling Street (V4).

The Denbigh East employment area has a mixture of distribution, retail, manufacturing and trade counter uses. Existing occupiers include Safestore, Peugeot, and offices. There are also extensive retail and leisure facilities in close proximity to the Denbigh roundabout.

This is an excellent opportunity to acquire a property within a growing commercial and employment hub in southern Milton Keynes.

Description

The property is a former commercial vehicles dealership comprising showroom area, workshop, offices, stores and a valet bay, with 22 parking spaces.

Planning

The site is designated as an employment area within the Milton Keynes Local Plan 2001-2011.

We believe that the premises have the appropriate planning consent for the existing use, but prospective tenants should make their own enquires.

