

MiltonPoint

Garamonde Drive, Wymbush, Milton Keynes

NEW PRODUCTION/WAREHOUSE UNIT
41,126 sq.ft (3,821 sq.m)



A Development by



Shepherd Developments

- **PRIME LOCATION**
- **APPROXIMATELY 1.5 MILES FROM CENTRAL MILTON KEYNES**
- **ADJACENT TO THE A5**
- **TO LET OR FOR SALE**
- **FLEXIBLE OFFICE CONTENT**
- **8M EAVES HEIGHT**
- **50kN/sq.m FLOOR LOADING**

SATNAV: MK8 8ND

MiltonPoint



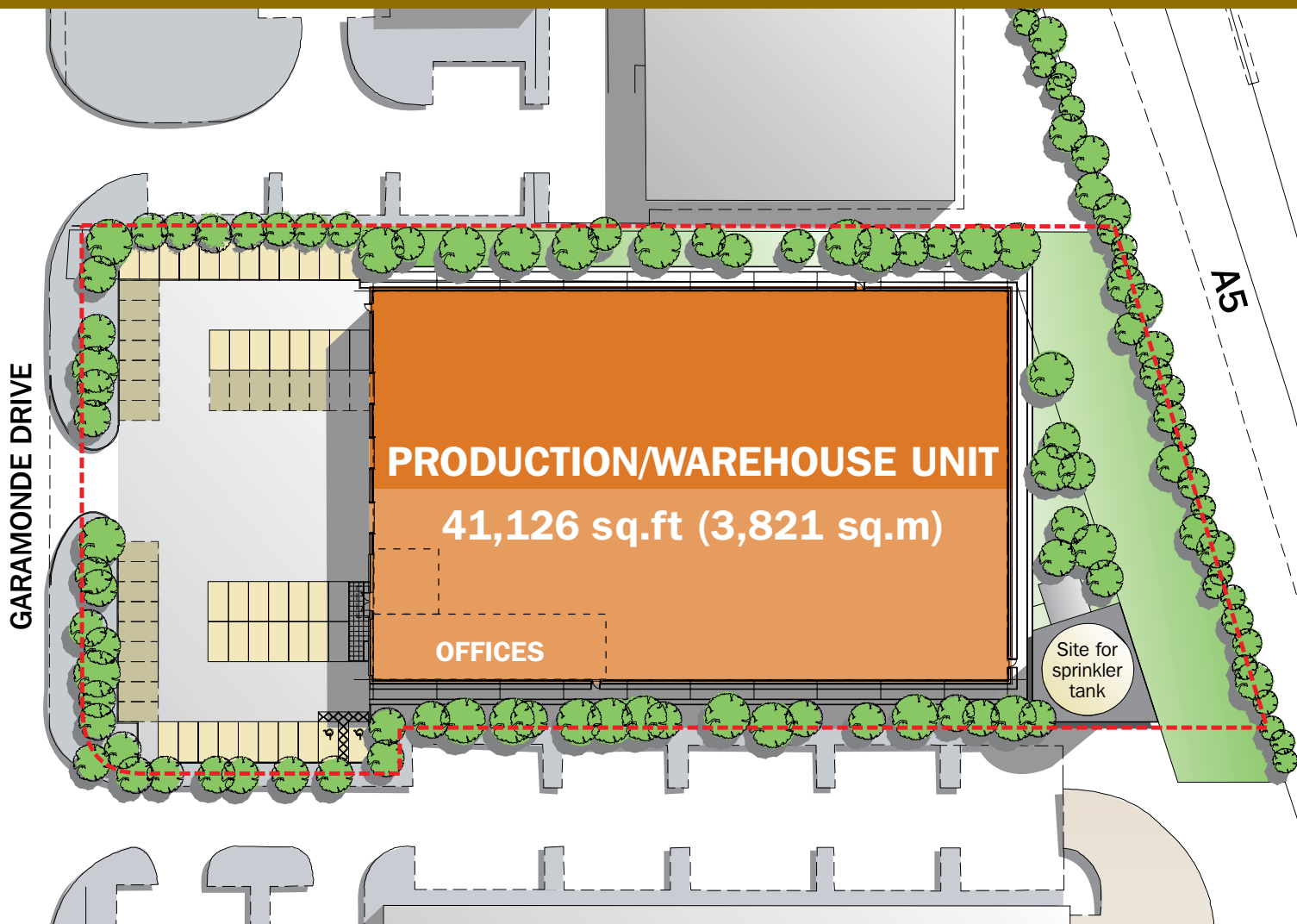
Indicative Unit

THE DEVELOPMENT

The unit is built to a high specification, incorporating ground floor reception and first floor offices. Further office accommodation can be provided on the ground floor if required.

Externally the unit sits on a self contained site with generous yard and car parking spaces.





THE SERVICES

All usual mains services are connected to the premises to include mains water/drainage, electricity (three phase), gas and telecoms ducting.



THE SPECIFICATION

The specification includes:

- 8m (26'3") approximate eaves height
- Three ground level loading doors
- Power floated reinforced concrete slab of 50kN/sq.m (1,000 lb/sq.ft)
- Ground floor reception area incorporating a lift
- Fully fitted first floor offices
- Flexibility to provide offices at ground floor level
- Good on site car parking/yard area
- Self-contained site

THE ACCOMMODATION

The property comprises the following approximate Gross Internal Areas:

	sq.m	sq.ft
Warehouse/Industrial	3,487	37,533
Ground floor reception/ancillary	56	598
First floor offices	278	2,995
Total (GIA)	3,821	41,126



THE LOCATION

Milton Keynes is recognised as one of the fastest growing commercial areas within the UK and is strategically located approximately equal distance between London and Birmingham with access to the M1 motorway at Junctions 13 and 14. Current population is in excess of 210,000.

Milton Point is situated fronting Garamonde Drive on the Wymbush Industrial Estate which is located adjacent to the A5 trunk road, approximately 1½ miles west of Central

Milton Keynes and with direct dual carriageway access to Junction 14 of the M1 Motorway.



THE PLANNING

The development has detailed planning permission for industrial, storage and distribution uses.

THE TERMS

Available on either a freehold or leasehold basis. For further information please contact the agent.

A Development by



Shepherd Developments



Tom Hughes
 thughes@struttandparker.com
 Ivan Scott
 iscott@struttandparker.com

AGENTS



Charles Macdonald
 cmacdonald@bidwells.co.uk
 Paul Davies
 pdavies@bidwells.co.uk

PROPERTY MISDESCRIPTIONS ACT 1991

Disclaimer: Bidwells (and their Joint Agents where applicable) for themselves and for the Vendors or Lessors of the property whose agents they are give notice that; i) these particulars are given without responsibility of Bidwells or the Vendors or Lessors as a general outline only, for the guidance of prospective purchasers and tenants, and do not constitute the whole or any part of an offer or contract; ii) Bidwells cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; iii) no employee of Bidwells (and their Joint Agents where applicable) has any authority to make or give representation or warranty to enter into any contract whatsoever in relation to the property; iv) VAT may be payable on the purchase price and/or rent, all figures are quoted exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate advice; v) Bidwells will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.