

# CLARKE ROAD

MOUNT FARM, MILTON KEYNES, MK1 1LG

REFURBISHED WAREHOUSE UNITS  
WITH OFFICE ACCOMMODATION  
**FROM 3,411 TO 20,665 SQ FT**





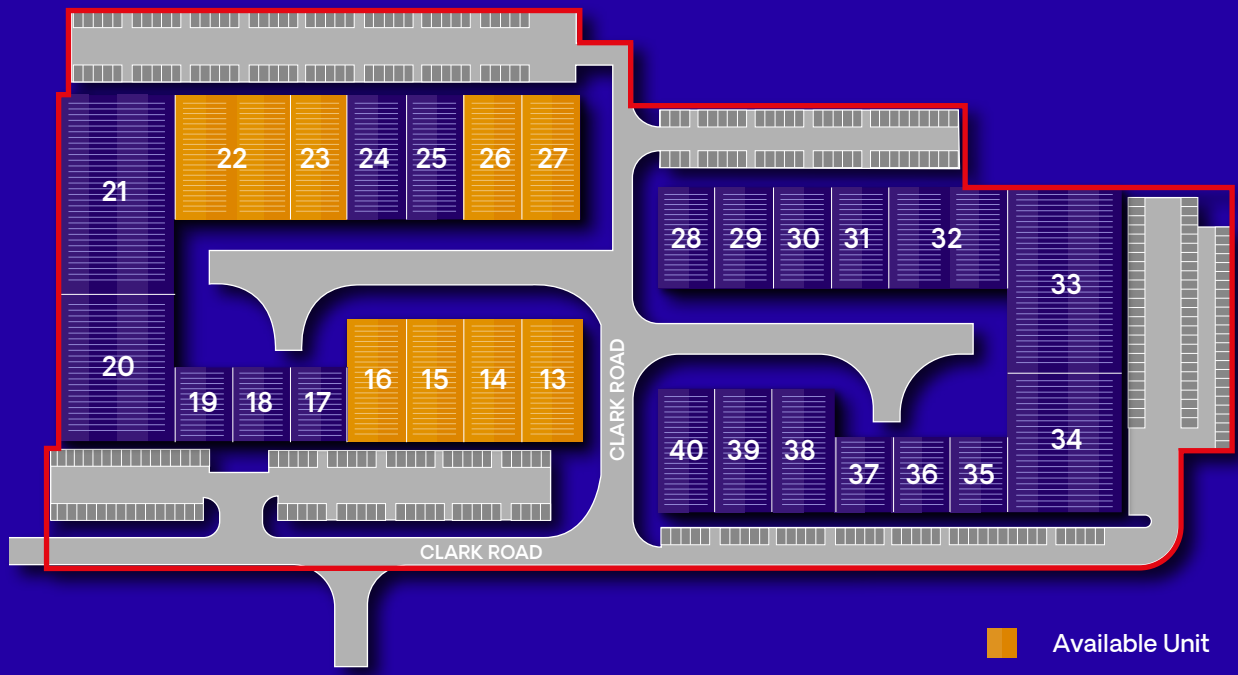


# NEWLY REFURBISHED + IMMEDIATELY AVAILABLE

Clarke Road is an industrial / warehouse estate comprising of 27 newly refurbished warehouse units ranging from 3,411 to 20,665 sq ft.

The units are refurbished to a high specification including a 5.5m eaves height, rear loading yards with dedicated parking, gas central heating, fully fitted offices, suspended ceilings, LED lighting and WC & kitchenette facilities.

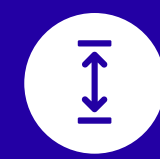
Nearby occupiers to Clarke Road include:



Available Unit



New overcald roof



Minimum eaves height 5.5 meters



Gas central heating



Tracked overhead loading door



Dedicated parking



## SCHEDULE OF AVAILABILITY

| UNIT  | SQ FT  | SQ M   |
|-------|--------|--------|
| 13    | 5,183  | 482    |
| 14    | 5,167  | 480    |
| 15    | 5,167  | 480    |
| 16    | 5,148  | 478    |
| 22    | 11,184 | 1,039  |
| 23    | 5,108  | 475    |
| 26    | 5,204  | 483.5  |
| 27    | 5,204  | 483.5  |
| Total | 47,365 | 4400.3 |





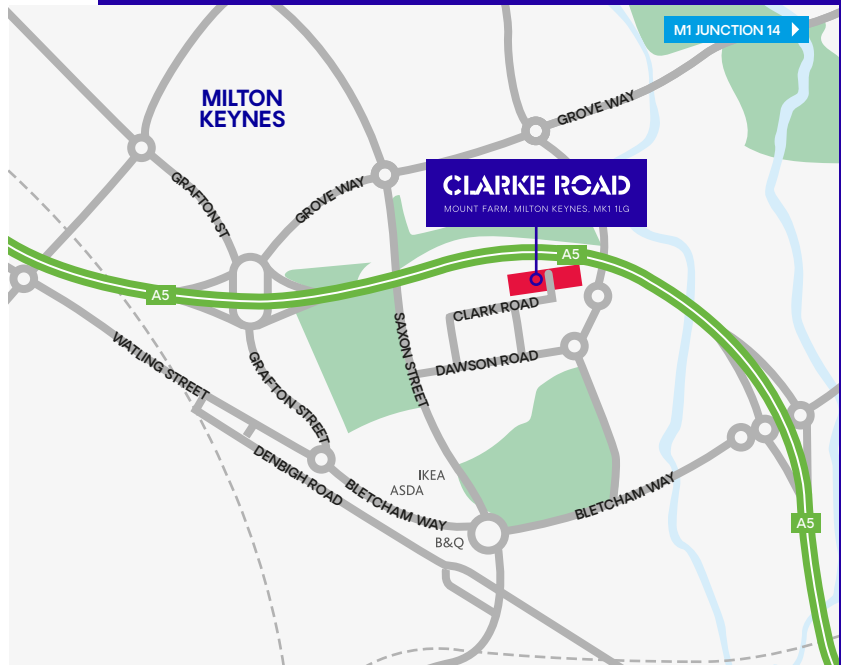
| DESTINATION   | DISTANCE   |
|---------------|------------|
| A5            | 0.5 miles  |
| Milton Keynes | 3.3 miles  |
| M1 J14        | 5.4 miles  |
| Buckingham    | 13.9 miles |
| M40 J10       | 25.4 miles |
| M25 J21       | 29.5 miles |
| Oxford        | 40.4 miles |
| London        | 51.2 miles |
| Birmingham    | 71.9 miles |

# FAST + DIRECT ACCESS

Clarke Road is situated just 3 miles south of Milton Keynes town centre, 55 miles north of London and 70 miles south of Birmingham.

The property sits adjacent to the A5 allowing fast and direct access to the M1 motorway (junctions 13 and 14), the town centre facilities, and the main line Intercity railway station which provides fast and frequent services to London (Euston) and the north.

The A421 provides a link to Buckingham, Oxford and the M40 motorway. Milton Keynes train station is located on the Northwest mainline providing journey times to London Euston from approximately 30 minutes and Birmingham New Street from 45 minutes.



## TERMS

Units are available to let on a new lease for terms to be agreed. Rent on application.

## TENURE

Available on a new lease for a term to be agreed.

## VAT

VAT will be charged at the prevailing rate.

## EPC

EPC's available on request.



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