



SAXON PARK

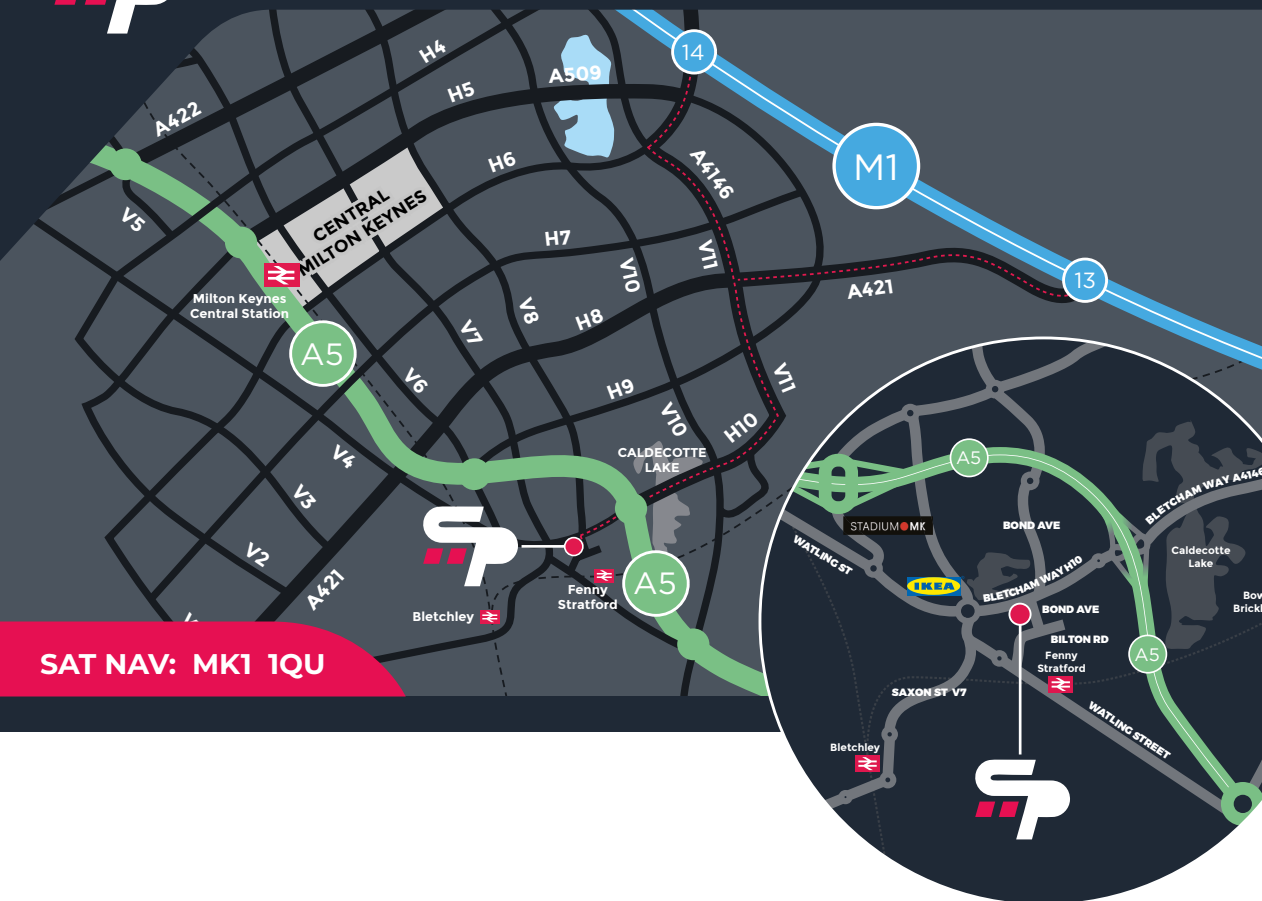
INDUSTRIAL ESTATE

DENBIGH EAST | MILTON KEYNES | MK1 1QU



TO LET

INDUSTRIAL / WAREHOUSE UNITS IN CLOSE PROXIMITY TO THE A5



SAT NAV: MK1 1QU



LOCATION

Saxon Park is located at the junction of Bletcham Way (H10) with Bond Avenue in south Milton Keynes. Access to the estate is from Bond Avenue. The Bletchley junction of the A5 dual carriage way is within 1 kilometre (0.6 miles) and junctions 13 and 14 of the M1 are both within a 15 minute drive time.

Saxon Park forms part of the Denbigh employment area. It is an area favoured by

trade and retail occupiers. In the immediate vicinity occupiers include City Plumbing, Bathroom Showroom, Brewers Decorating Centre, National Tyres, Halfords, Perry's Citroen, Sports Direct and TK Maxx. In addition the MK Stadium complex, which incorporates retail (IKEA, Asda, Primark and M&S) and leisure (Odeon cinema and restaurants) uses, offers further amenity. It is a vibrant and improving mixed use area.

TRAVEL

A5	½ mile
Bletchley Station	2 miles
Milton Keynes Central	3 ½ miles
M1 - Junction 14	5 miles
Central London	50 miles
🚆 London Euston	34 minutes
🚆 Birmingham	45 minutes



“HIGH QUALITY UNITS ON A SPACIOUS
AND WELL MAINTAINED ESTATE”



DESCRIPTION

Saxon Park is a 12 unit estate with 4 trade units on the Bond Avenue frontage with 8 warehouse/industrial units arranged in 3 blocks behind. There is ample on estate parking for all units.

Units have clear span warehouse/industrial space with an eaves height of approximately 6.5 metres. All units have integral offices. Loading areas are shared but generous. Loading doors are 5.2 metres high and 4.5 metres wide.



UNDERGOING
REFURBISHMENT



UNIT 12 - 7,890 SQ FT (733 SQ M)

- ■ Semi-detached industrial unit
- ■ Loading and parking in front of the unit for up to 12 vehicles
- ■ Comprehensively refurbished
- ■ Office on ground and first floor
- ■ Tracked overhead shutter door
- ■ RV £33,500
- ■ EPC D89





TENURE

The available unit is available on a new full repairing and insuring lease on terms to be agreed.

RENTAL

Upon application.

VAT

We are advised VAT is applicable on the rental at the prevailing rate.

SERVICE CHARGE

A service charge is levied for the upkeep and maintenance of the common areas. Further details are available upon request.

LEGAL COST

Each party are to bear their own legal costs in connection with any transaction.

FURTHER INFORMATION

Viewing & further information is available by contacting the joint sole agents:

**Lambert
Smith
Hampton**

01908 604 630

JOE SKINNER

M: 0773 997 3929

E: JSkinner@lsh.co.uk

EMMA KIBBLE

M: 07395 885801

E: EKibble@lsh.co.uk

Brown&Lee

01908 508100

brownandlee.com

ANDREW DUDLEY

T: 01908 340934

M: 07780 861601

E: andrew.dudley@brownandlee.com