BLAKELANDS
INDUSTRIAL ESTATE

TANNERS DRIVE • BLAKELANDS • MILTON KEYNES • MK14 5BU

www.blakelandsindustrialestate.co.uk



INDUSTRIAL / WAREHOUSE UNITS

IN A RANGE OF SIZES FROM 1,850 - 33,000 SQ FT (167 - 3,066 M^2)

TO LET



DESCRIPTION

Blakelands Industrial Estate is a well maintained, high profile industrial estate with versatile industrial / warehouse units capable of accommodating a variety of uses.

Units range in sizes from 1,850 - 33,000 sq ft and all benefit from good loading access, generous on-site car parking and estate security provisions.

Servicing a wide variety of occupiers ranging from hi-tech companies to distribution and small workshops to major production facilities.

SERVICE CHARGE

The landlord apportions a service charge for the professional maintenance, management and security provisions within the communal areas.

TERMS

The units are available on a leasehold basis on full repairing and insuring leases.

One of Milton Keynes' prime industrial locations







Milton Keynes' largest multi-let industrial estate

SPECIFICATION

Units 100 – 134 (1,800 – 3,800 sq ft)

- ✓ Eaves height approximately 3m
- ✓ Partial glazed frontages
- ✓ Provision for a front office
- ✓ Front loading bays

Units 60 – 98 (2,453 – 5,072 sq ft)

- ✓ Eaves height approximately 3.75m
- ✓ Partial glazed frontages
- ✓ Front Offices
- ✓ Rear loading

Units 10 – 58 (4,575 – 12,000 sq ft)

- ✓ Eaves height approximately 6m
- ✓ Ground and first floor offices / reception
- ✓ Rear loading bays

Externally, the estate is professionally landscaped and benefits from on-site security.



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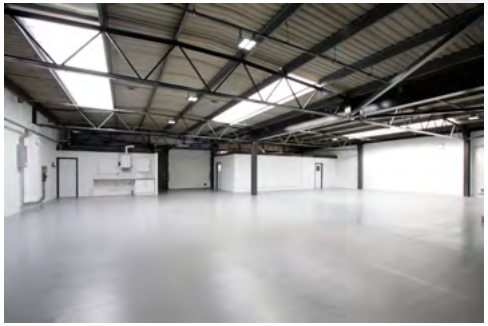
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LOCATION

Blakelands Industrial Estate is well located off Brickhill Street (V10) approximately 3 miles north east of the city centre and adjacent to the M1 motorway.

- M1 J14 - 3 miles
- A5 - 3 miles
- Central Milton Keynes - 3 miles
- London - 51 miles
- Birmingham - 69 miles
- Luton - 22 miles
- M25 - 43 miles

FURTHER INFORMATION

To view or for further information, contact the joint agents:

Graham Young

louch shacklock

01908 224760

louchshacklock.com

graham@louchshacklock.com

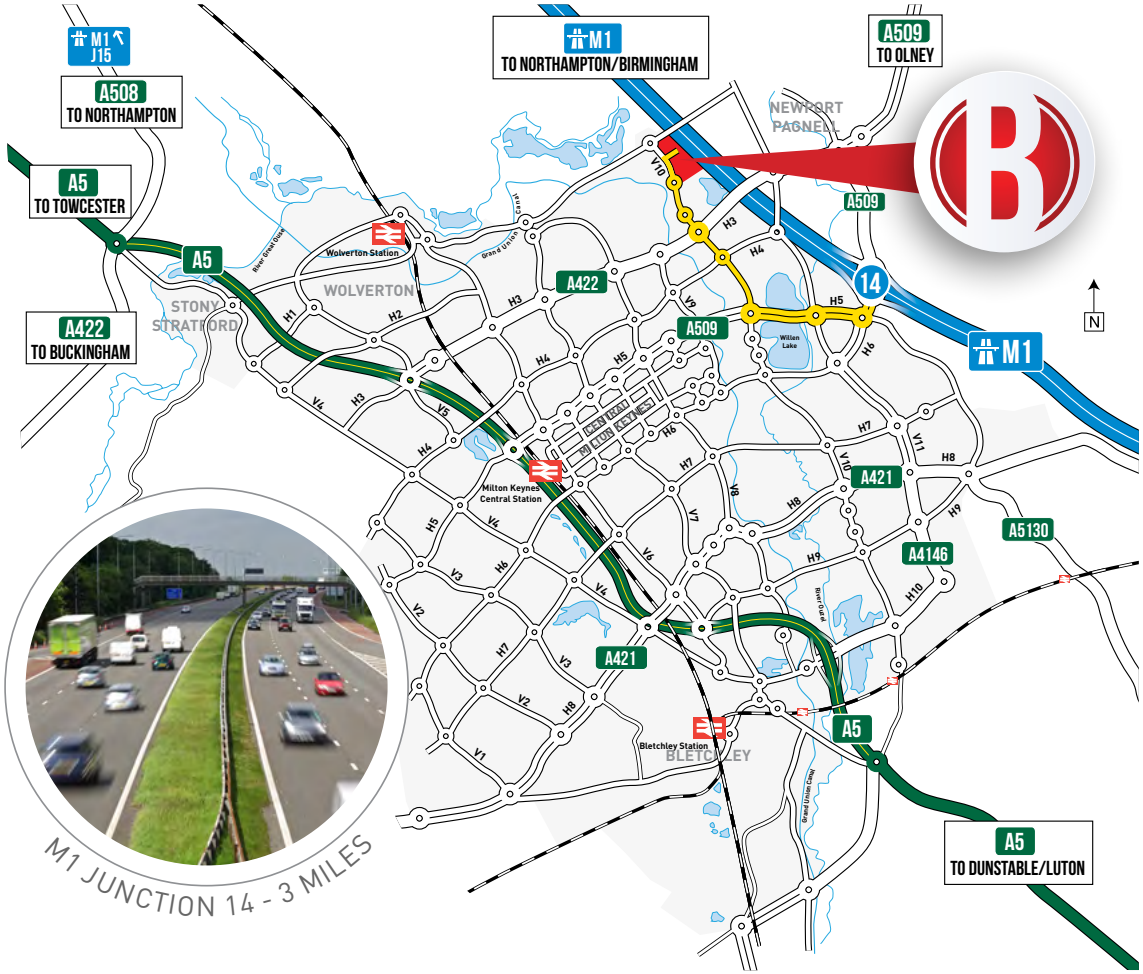
Paul Davies

BIDWELLS

01908 202 190

bidwells.co.uk

paul.davies@bidwells.co.uk





The centre:mk shopping - 3 miles



Direct and easy access to M1 and A5



Milton Keynes Central - 3 miles

DISCLAIMER: The Agents 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 The Agents or the Vendors or Lessors as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (ii) The Agents cannot guarantee the accuracy of any description, dimension, 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 The Agents has any authority to make or give any representation or 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 exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; (v) The Agents will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars. 10.16.

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BIDWELLS

ADDRESS	SIZE		RENT (£/PAX)	EPC RATING	STATUS
	SQ FT	SQ M			
18 Tanners Drive	8,485	788	£93,400	B 49	UNDER OFFER
38 Tanners Drive	4,591	427	£52,800	TBC*	TO BE REFURBISHED
100 Tanners Drive	3,809	353	£45,700	TBC*	AVAILABLE
112 Tanners Drive	2,317	215	£31,280	TBC*	AVAILABLE
116 Tanners Drive	3,800	353	£45,600	B 47	AVAILABLE

* A new EPC will be commissioned following completion of the refurbishment works, which are targeting a B rating.

Prospective occupiers are advised to check the rates payable by contacting the Local Rating Authority, Milton Keynes Council on 01908 691 691.

Enquiries
Paul Davies
01908 202 196
paul.davies@bidwells.co.uk

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