



# CLARENDON

INDUSTRIAL PARK

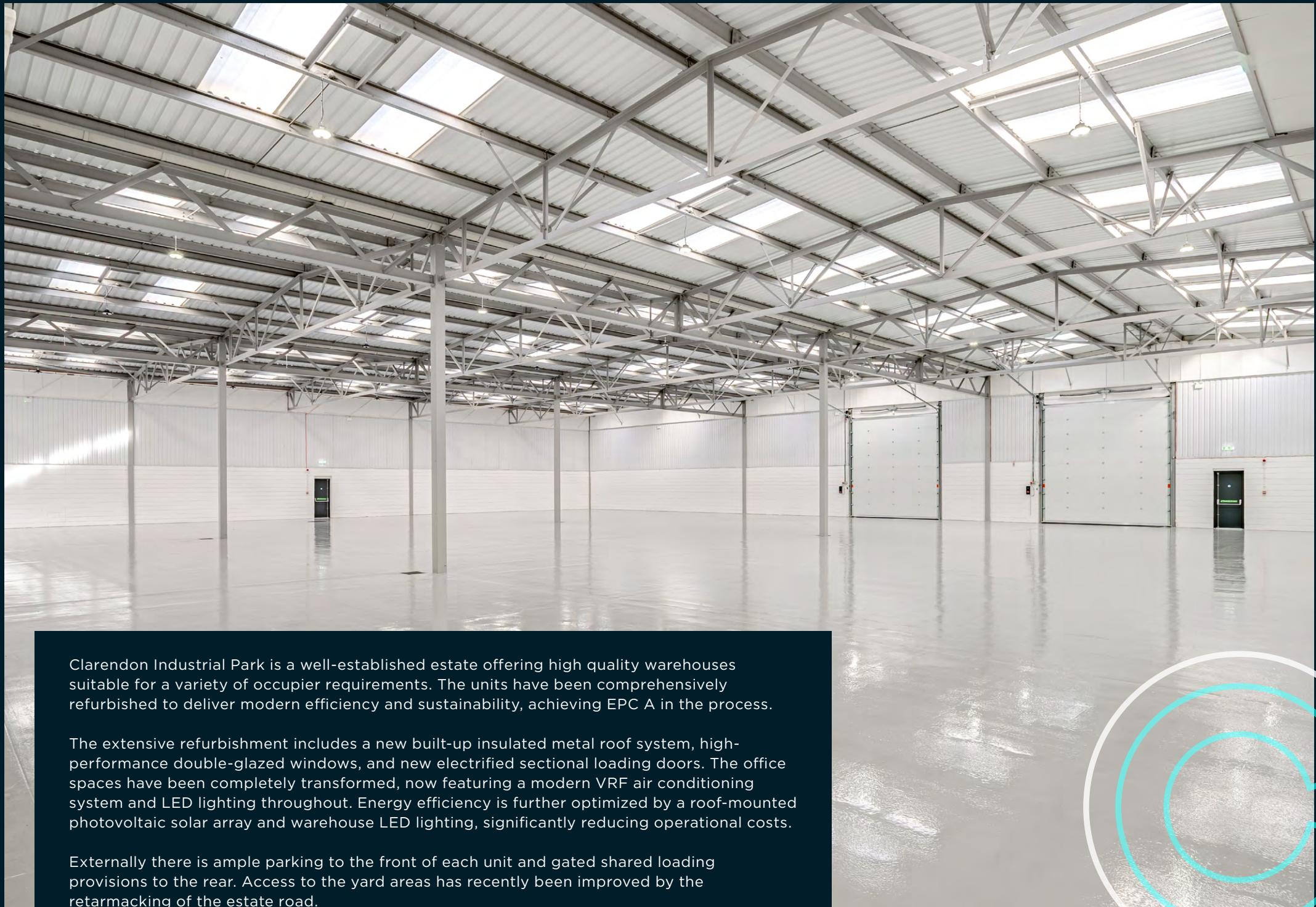
WYMBUSH | MILTON KEYNES | MK8 8DA

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**TO LET**

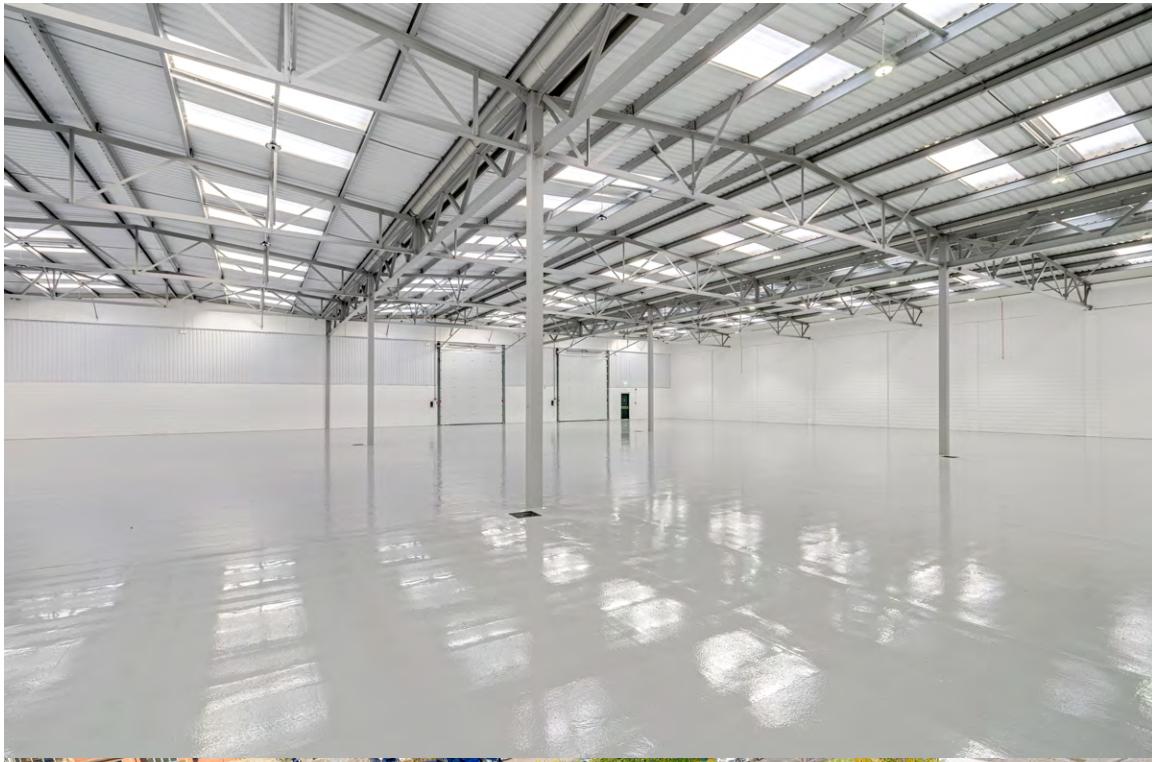
**COMPREHENSIVELY REFURBISHED INDUSTRIAL / WAREHOUSE UNITS**  
**4,633 - 19,157 SQ FT**



Clarendon Industrial Park is a well-established estate offering high quality warehouses suitable for a variety of occupier requirements. The units have been comprehensively refurbished to deliver modern efficiency and sustainability, achieving EPC A in the process.

The extensive refurbishment includes a new built-up insulated metal roof system, high-performance double-glazed windows, and new electrified sectional loading doors. The office spaces have been completely transformed, now featuring a modern VRF air conditioning system and LED lighting throughout. Energy efficiency is further optimized by a roof-mounted photovoltaic solar array and warehouse LED lighting, significantly reducing operational costs.

Externally there is ample parking to the front of each unit and gated shared loading provisions to the rear. Access to the yard areas has recently been improved by the retarmacking of the estate road.



# KEY HIGHLIGHTS



New built-up insulated metal roof system



Roof mounted PV system\*



New VRF air conditioning system to the office accommodation



LED lighting installation throughout



EPC A\*\*



Minimum clear height of 5.5m rising to 6.55m at the internal eaves



Ample parking provisions



Excellent access to the M1, A5 and Central Milton Keynes

# UNITS AVAILABLE NOW

The following are gross internal areas:

Unit 3 Garamonde Drive	4,633 sq ft
Unit 9 Garamonde Drive	8,566 sq ft
Unit 6 Clarendon Drive	19,157 sq ft



### UNIT 3



### UNIT 6

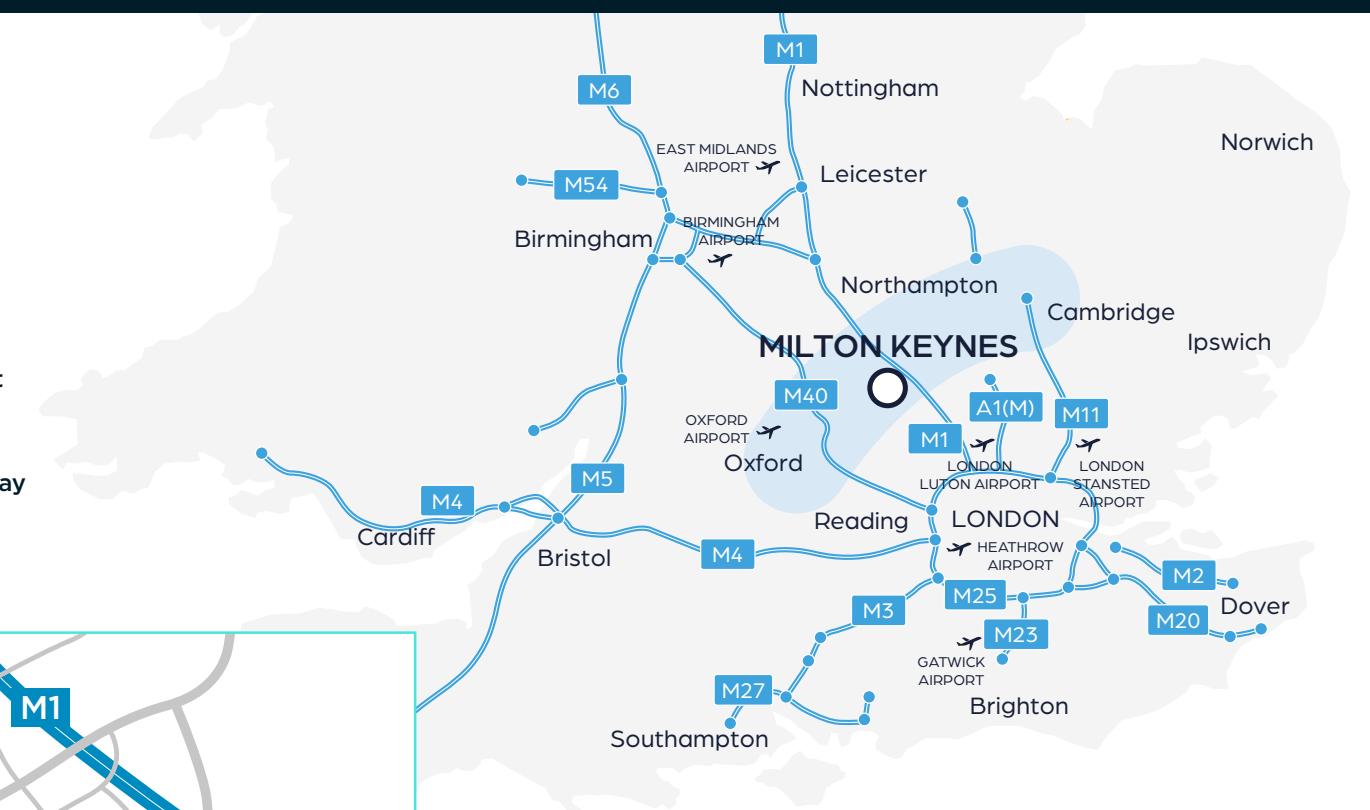
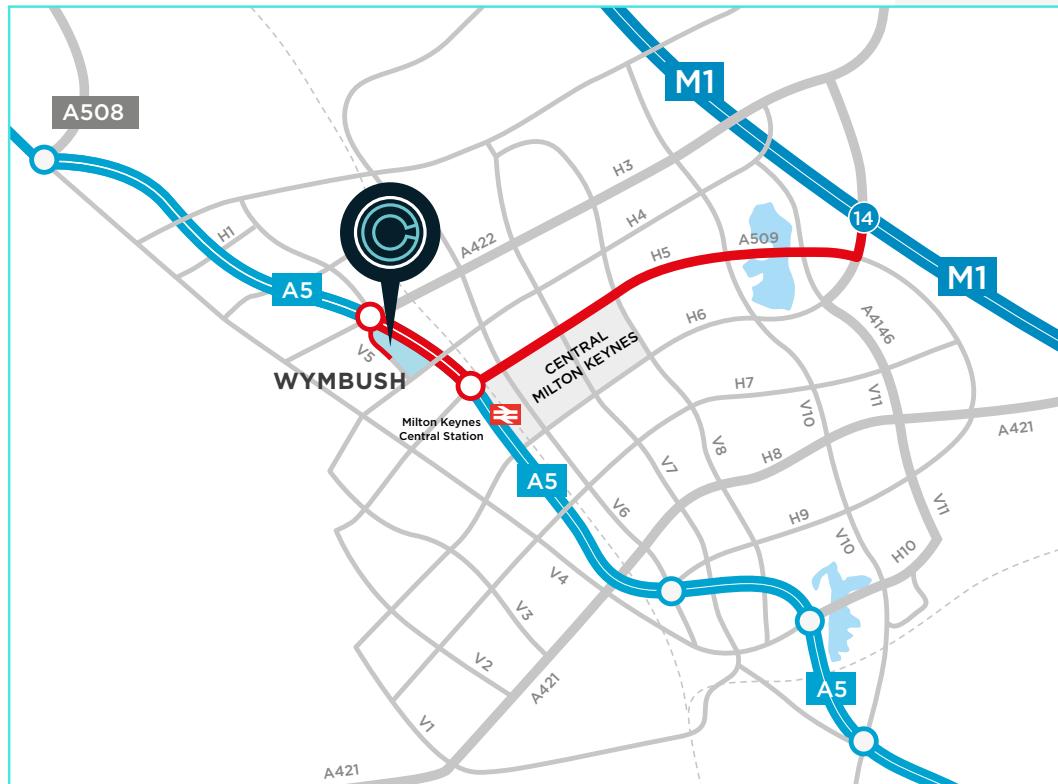


### UNIT 9



# EXCELLENT LOCATION

Situated in Wymbush approximately two miles from Central Milton Keynes, the site benefits from excellent transport links with immediate access to the A5. The M1 J13 / J14 are also within close proximity providing the property with superb access to the wider motorway network and key locations across the country.



The site's impressive transport links are further enhanced by the proximity of Milton Keynes Central railway station, which provides rapid services to London Euston, as well as direct connections to Birmingham New Street and Manchester Piccadilly.

## LOCAL TRANSPORT LINKS

	Miles	Hrs/mins
M1 (J14)	5.3	9
A5	0.6	1
MK Central Station	2.2	6

## MAJOR CITIES

	Miles	Hrs/mins
London	56.4	1hr 26
Birmingham	67.6	1hr 14
Manchester	150	2hr 43
Southampton	101	1hr 58

## AIRPORTS

	Miles	Hrs/mins
London Luton	27.1	35
Birmingham	56	1hr 10
London Stansted	57	1hr 3
London Heathrow	58	1hr 26

## TRAIN TIMES FROM MK CENTRAL

	Mins
London Euston	30
Birmingham New Street	46
Manchester Piccadilly	60





## TERMS

The units are available on new full repairing and insuring leases with terms to be agreed.

## RATEABLE VALUE

Interested parties are advised to make their own enquiries directly with the local authority.

## VAT

All prices, premiums and rents etc. are quoted exclusive of VAT which will be applicable at the prevailing rate.

## EPC

Unit 6 Clarendon Drive      EPC A-25

Unit 9 Garamonde Drive      EPC A-12

Unit 3 Garamonde Drive      Targeting A (Currently D-94)

## LEGAL COSTS

Each party is to be responsible for their own legal costs in connection with a new letting.

# GET IN TOUCH

## AGENT DETAILS

For further information please reach out to the agents:



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ADDRESS	SIZE		RENT (£/PAX)	EPC RATING	STATUS
	SQ FT	SQ M			
<b>9 Garamonde Drive</b>	8,566	795	£102,795	A 12	REFURBISHED/ AVAILABLE
<b>6 Clarendon Drive</b>	19,157	1,779	£229,885	TBC*	REFURBISHED/ AVAILABLE
<b>3 Garamonde Drive</b>	4,592	427	£55,105	TBC*	TO BE REFURBISHED

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

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

#### Enquiries

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# CLARENDRON INDUSTRIAL PARK, WYMBUSH MILTON KEYNES TO LET