

Industrial

# UNIT 53 | BRADWELL ABBEY

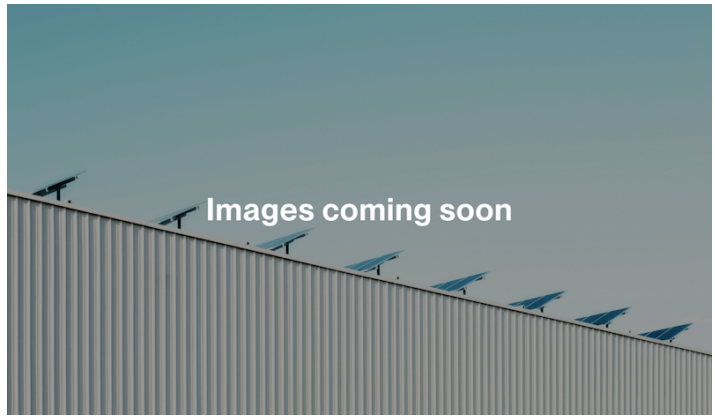
Alston Drive, Milton Keynes, MK13 9HA

Images coming soon

## UNIT 53 | 1,690 SQ FT

Unit 53 provides 1,690 sq ft of modern, energy efficient industrial space

Unit 53 provides 1,690 sq ft of modern, energy efficient industrial space, ideal for small industrial, workshop or storage occupiers. The unit benefits from LED lighting, a practical internal layout and access to shared parking within a professionally managed estate. Located at Bradwell Abbey, the unit enjoys excellent accessibility approximately two miles from Central Milton Keynes, with strong road links via the A5 and fast rail services available from Milton Keynes Central Station. Service/maintenance charge and insurance payable for this unit are to be confirmed.



Lease Type

New

### Unit Summary

- Refurbished Unit
- Flexible Space
- LED Lighting
- Close to Transport
- Car Parking
- Premier Industrial Location

### Occupational Costs

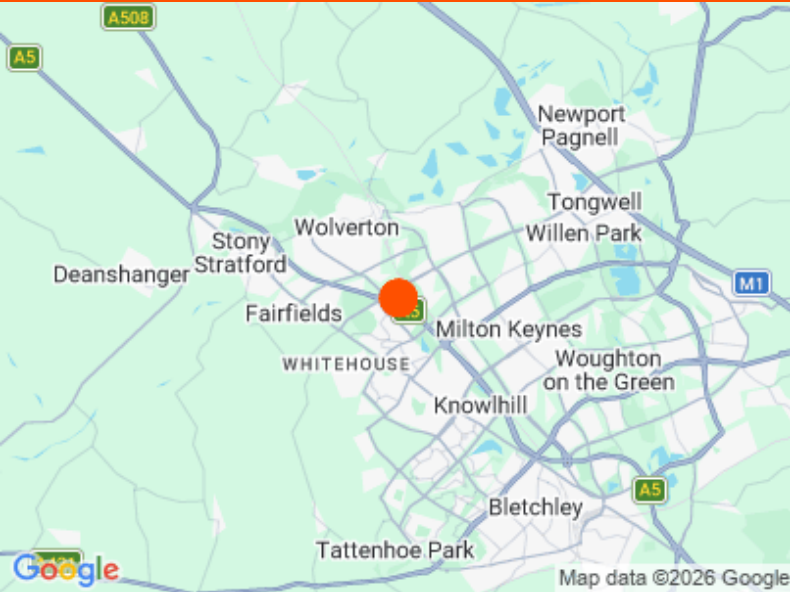
	Per Annum	Per Sq Ft
Rent	£27,885.00	£16.50
Rates	£6,736.50	£3.99
Maintenance Charge	Not specified	Not specified
Insurance	Not specified	Not specified
<b>Total Cost</b>	<b>£34,621.50</b>	<b>£20.49</b>

Terms: Indicative rates payable only. Confirmation of rates payable should be sought from the Valuation Office Agency (www.voa.gov.uk). Units with a Rateable Value of less than £15,000 per annum may be eligible for full or partial Small Business Rates Relief. To find out if you qualify please see <https://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief> or read our rates blog.

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## Location

Positioned close to the A5 and just 10 minutes from Junction 14 of the M1, Bradwell Abbey provides convenient access to Milton Keynes and the wider South East logistics corridor.



Road  
M1: 4 miles



Airport  
London Luton Airport: 28 miles



Rail  
Milton Keynes Central: 2.5 miles

## Additional Information

Planning Class	General Industrial
Lease Summary	The unit is available on flexible terms. Please speak to a member of our team for more information
Viewings	Contact us now to arrange a viewing.
Legal Costs	Each party will be responsible for their own legal costs incurred.
EPC	D (97)



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## Key Contact



**Alex Crowther**

Customer Engagement Manager

"Alex joined Indurent in 2022 and is our Customer Engagement Manager for our properties in Wales and the South. Please drop Alex a line if you would like to discuss leasing a unit or would like to find out more about becoming a customer of indurent.com."



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For more info please visit: [unit.info/U6P0100476](https://unit.info/U6P0100476)

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