

Industrial

# UNIT 64 | BRADWELL ABBEY

Alston Drive, Milton Keynes, MK13 9HA

Images coming soon

## UNIT 64 | 1,400 SQ FT

Unit 64 offers 1,400 sq ft of well presented industrial space

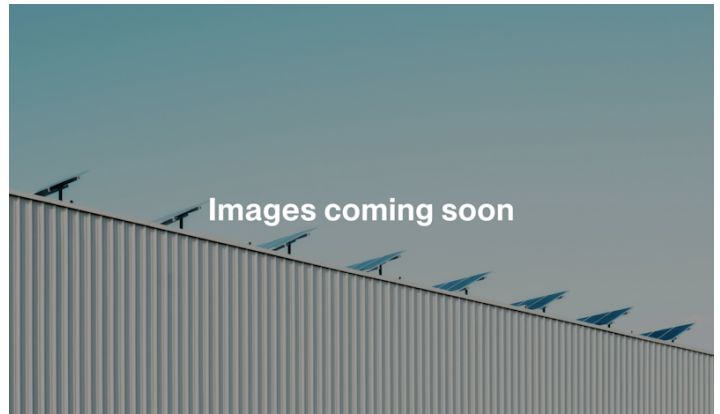
Unit 64 offers 1,400 sq ft of well presented industrial space, suitable for light industrial, storage or business occupiers. The unit benefits from a modern, refurbished finish with LED lighting and access to shared parking and estate facilities.

Situated within Bradwell Abbey, the unit benefits from a strategic location just over two miles from Central Milton Keynes, with excellent road connections via the A5 and strong rail links 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

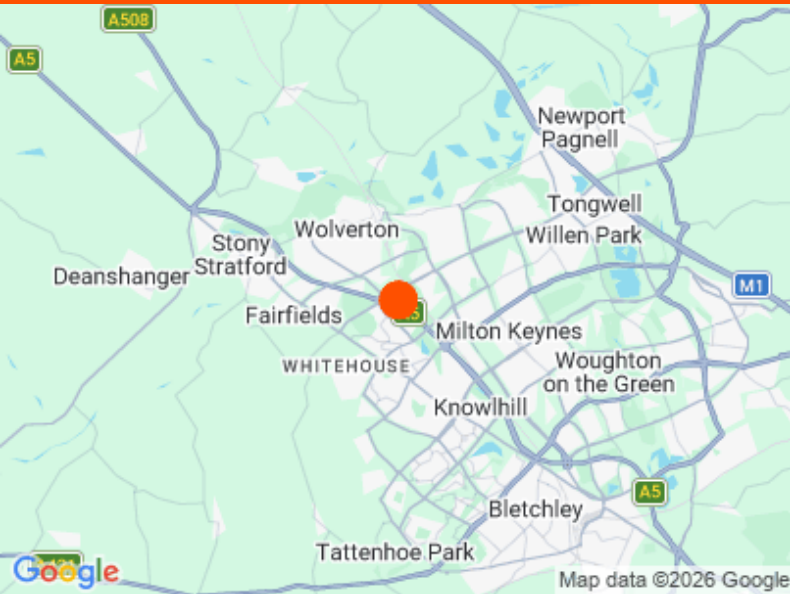
	Per Annum	Per Sq Ft
Rent	£19,950.00	£14.25
Rates	£5,613.75	£4.01
Maintenance Charge	Not specified	Not specified
Insurance	Not specified	Not specified
<b>Total Cost</b>	<b>£25,563.75</b>	<b>£18.26</b>

Terms: Indicative rates payable only. Confirmation of rates payable should be sought from the Valuation Office Agency ([www.voa.gov.uk](http://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 (77)



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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/U6P0100488](https://unit.info/U6P0100488)

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