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# MK85

MAIDSTONE ROAD MILTON KEYNES MK10 0BD

**TO LET - HIGH SPECIFICATION WAREHOUSE FACILITY**

**84,610 SQ FT (7,861 SQ M)**

**TO BE REFURBISHED**

## Specification

The building benefits from the following specification:



7 DOCK  
LOADING DOORS



EXTENSIVE  
50M YARD DEPTH



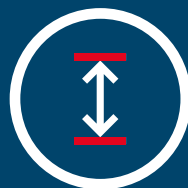
74 CAR  
PARKING SPACES



1 LEVEL ACCESS  
LOADING DOOR



FITTED WELFARE  
FACILITIES



10.5 METRE  
CLEAR HEIGHT



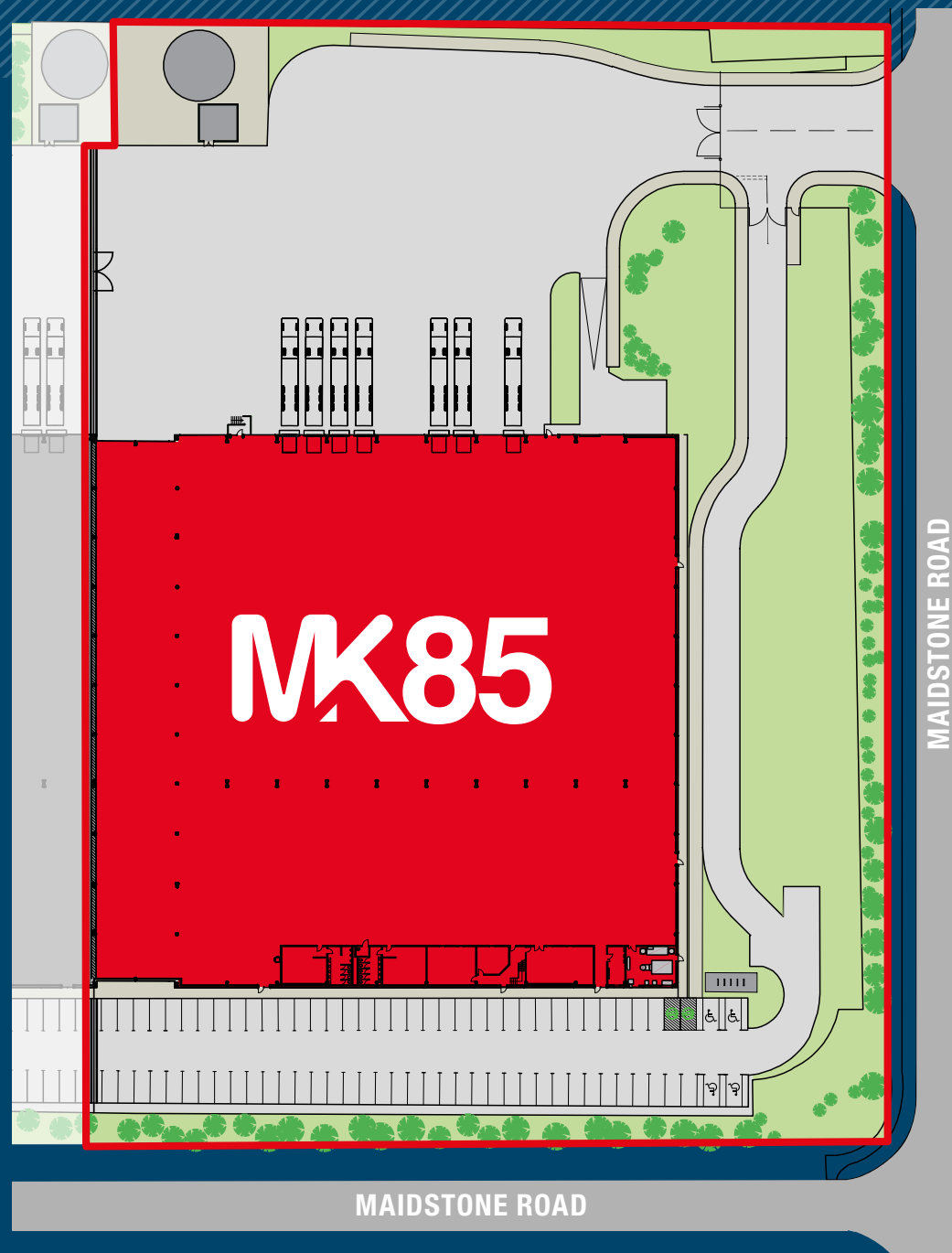
INSTALLED  
INTRUDER AND FIRE  
ALARM SYSTEMS



FULLY FITTED WITH  
LIGHTING, HEATING AND  
ROOF LEVEL SPRINKLERS



SECURE SITE WITH PERIMETER  
FENCING & GATE SECURITY TO  
THE YARD & CAR PARK



## Location

MK85 is situated on Maidstone Road, Kingston Industrial Estate within Milton Keynes, a prime logistics location at the heart of the M1 corridor, perfectly placed to serve the Midlands and Southeast markets.

The property benefits from excellent road communications with Junction 13 of the M1 just 3.5 miles to the east and J14 of the M1 only 2.5 miles to the north. The A5 dual carriageway, approximately 3.5 miles to the west of the subject property, runs north/south through Milton Keynes linking to the new J11a M1 to the south and J18 M1 to the north at DIRFT. The A421 provides a fast link to Bedford and in turn access to the A6 and the A1 trunk roads.



## Description

MK85 comprises a semi-detached steel portal frame warehouse of 84,610 sq ft. Accessed from Maidstone Road, the property is situated on a secure 5.3 acre site with secure gated access to both the car park and service yard.

Existing racking maybe available by separate negotiation.

The warehouse is also fully fitted with lighting, heating and roof level sprinklers.

## Areas

Ground Floor Total	7,689 sq m	82,763 sq ft
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First Floor Transport	16 sq m	176 sq ft
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First Floor Offices	155 sq m	1,671 sq ft
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<b>Total GIA</b>	<b>7861 sq m</b>	<b>84,610 sq ft</b>
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## Terms

The property is available on a new full repairing insuring lease.

## EPC rating

EPC - D.

## Business Rates

The Rateable Value with effect from 1st April 2023 is £610,000.

## Further Information

For further information please contact:

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