

RAPLEYS

rapleys.com
0370 777 6292

TO LET

Commercial Vehicle Workshop

Unit A, Northfield
Milton Keynes MK15 ODQ

CONTACT **Mark Frostick**
07785 522958 | mark.frostick@rapleys.com

Alisdair James
07980 871070 | alisdair.james@rapleys.com



Workshop with large
secure yard

882.7 sq m on 0.39
hectare (9,501 sq ft on
0.98 acre)

Close to **Audi, Jaguar,
Seat, Enterprise Rent-A-
Car** and **BMW/Mini**

New sub-lease available

Good access to M1 (J14)

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Location

The property is located on Northfield Drive, just off the A509 close to J14 of the M1. There are a number of motor dealers in the surrounding area, including **Audi, BMW/Mini, Seat** and **Jaguar**. A new dealership to accommodate **Jaguar** and **Land Rover** is being constructed nearby. Other occupiers in the vicinity include distribution centres for **Coca Cola** and **House of Fraser**.

Milton Keynes, located in Buckinghamshire, has excellent train and road links. The population is 229,941 (2011 Census).

Description

The building provides a purpose built commercial vehicle workshop within a secured site. Internally the property consists of a workshop, accessed through 6 roller shutter doors, and laid out with 9 bays, including an MoT bay. There is also an office, store room, staff WCs and a mess room at first floor level, a separate reception area with first floor offices above and an area of parts storage with mezzanine floor above.

Externally the site is surrounded by a palisade fence, the majority of the external area is block paved with a washbay and an area designated for vehicle preparation.



Accommodation

The property comprises the following approximate floor areas:

	Sq m	Sq ft
Workshop	668.8	7,199
Stores/Ancillary	63.2	680
Reception	37.0	398
First Floor	64.2	691
Mezzanine	49.5	533
Total	882.7	9,501

Note: The above areas have been calculated in accordance with the RICS Code of Measuring Practice on an approximate gross internal basis and must be verified by interested parties. .



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Terms

The property is available on a sub-lease expiring September 2021. Further details upon request.

Planning

Offers for alternative uses may be considered. In the first instance parties should contact the local authority.

Rating

We are advised that the property is assessed in the 2010 Valuation List as “Vehicle Repair Workshop & Premises”. Rateable Value £42,500. The UBR for 2016/17 is 49.7p in the £.

Interested parties are advised to make their own enquiries to the local authority regarding the rates liability and any relief that may be available.

Further information is also available at www.2010.voa.gov.uk.

Energy Performance

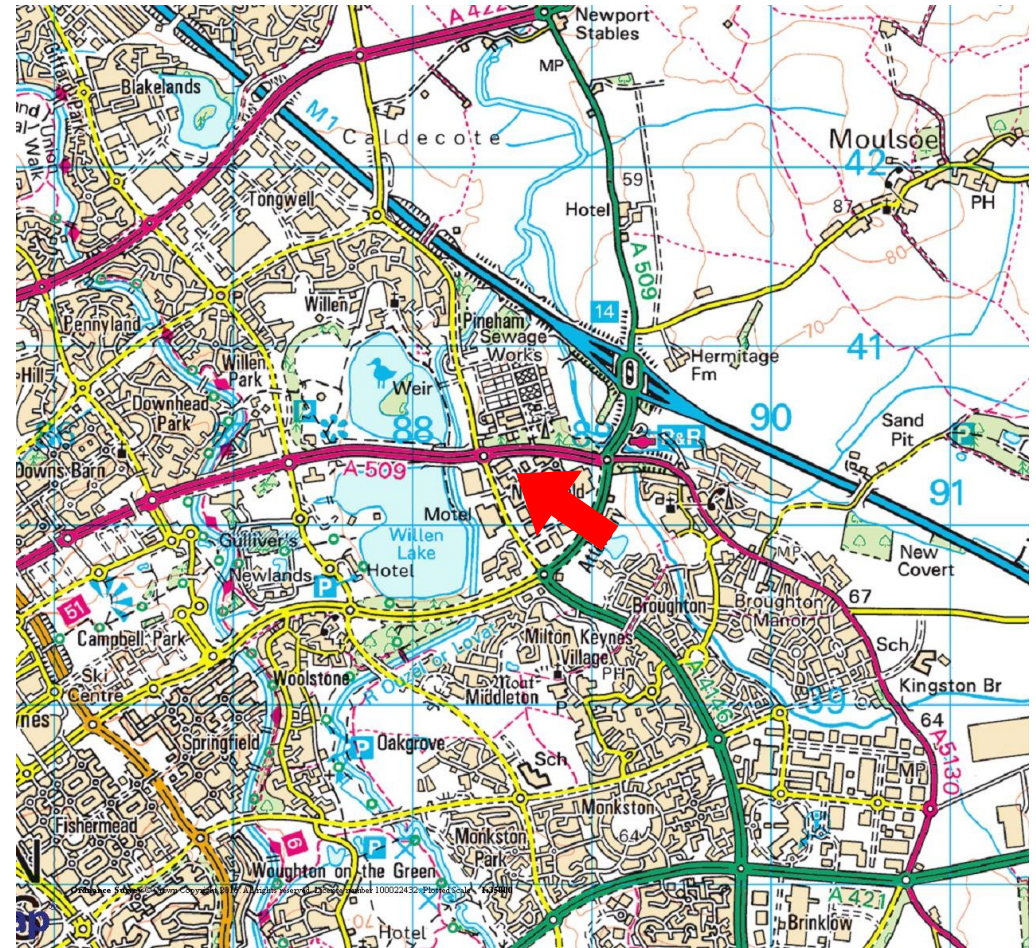
Energy Performance Asset Rating: C.

VAT

All figures quoted are exclusive of Value Added Tax which will be charged at the prevailing rate.

Viewing

Viewing is strictly by appointment through the sole agent.



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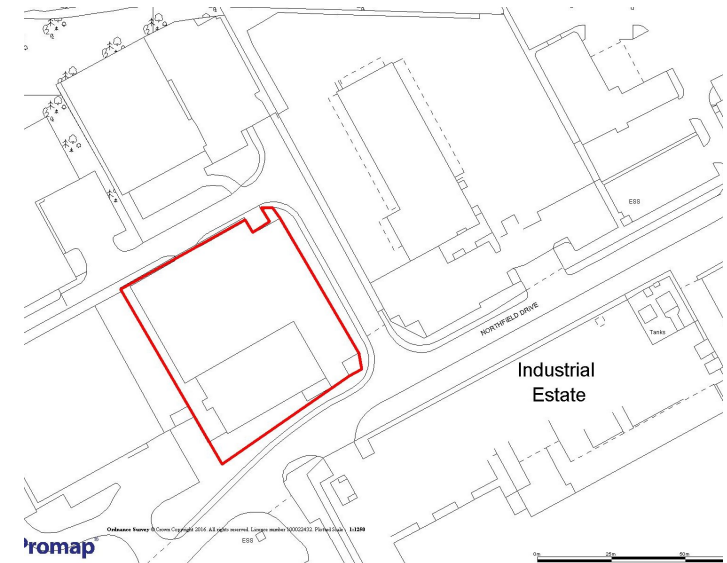
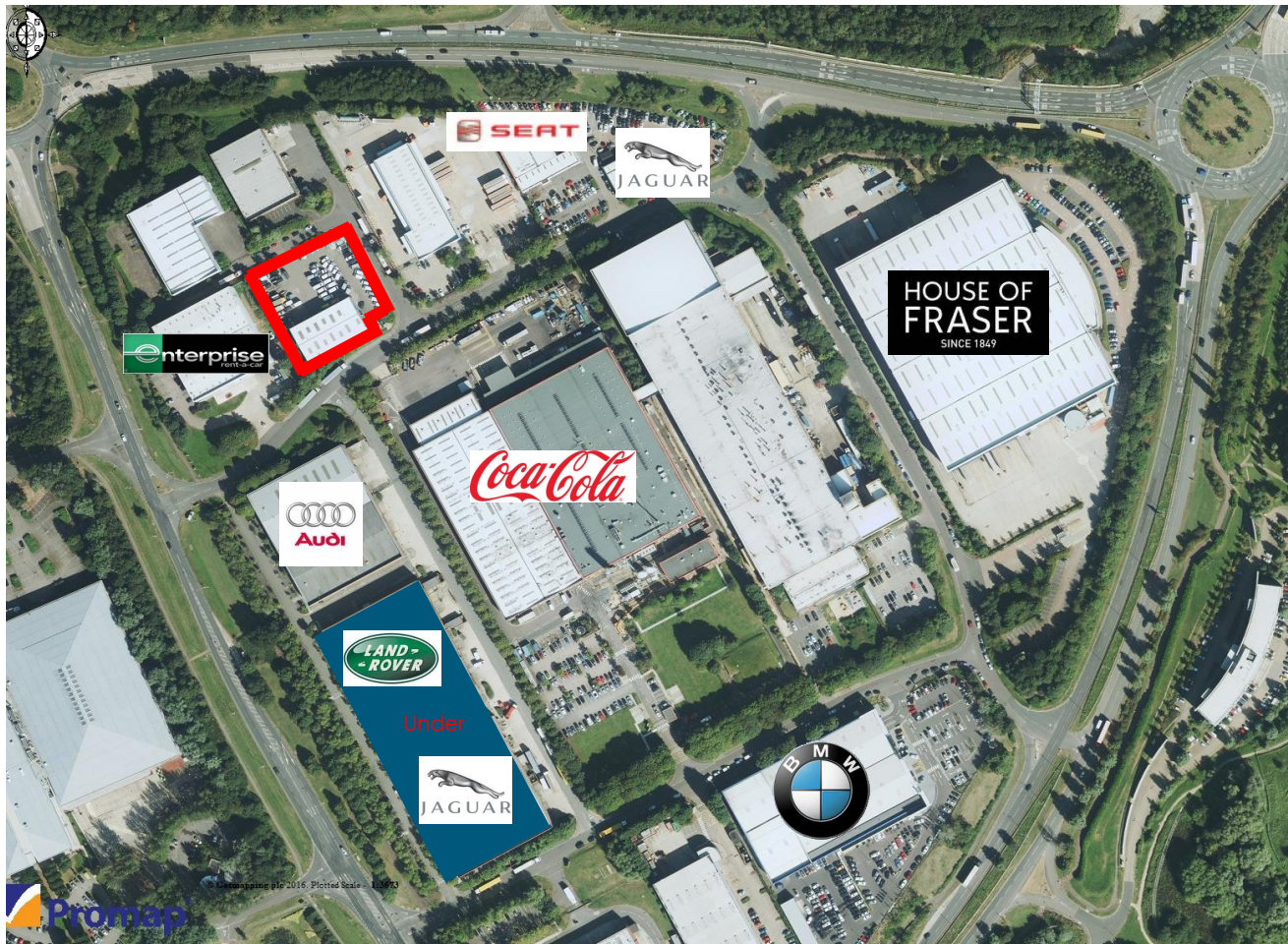
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