

Brown&Lee

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UNIT E LYON ROAD

Denbigh West, Milton Keynes, MK1 1EX



Semi-detached industrial unit



Private secure yard to the side and rear



GIA 5,600 sq ft (521 sq m)*



Parking and loading to front



Located approximately 4 miles from Central Milton Keynes and 1.5 miles from Bletchley

For Sale or To Let

Semi-detached industrial unit

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LOCATION

- Located in the popular Denbigh West area with good access to V4 Watling Street, V6 Grafton Street and H10 Bletcham Way.
- The property is a short distance from the A5 dual carriageway with easy access to the M1 motorway.



DESCRIPTION

- Unit E Lyon Road is a semi-detached industrial unit of steel frame construction with brick elevations.
- To the front is a single-storey office block with flat roof.
- To the rear there is a production area with a pitched roof.
- The production area has three phase electric, heating & lighting.



ACCOMMODATION

GIA – 5,600 sq ft (521 sq m)



RATES

- Current rateable value of £15,750
- Interested parties are to make their own Business Rate enquiries to Milton Keynes Council.



TERMS

- The unit is available to purchase freehold with offers invited in the region of £500,000.
- Offers to lease the unit will be considered by way of a new FRI lease at a rent of £30,800 p.a.x



EPC

Energy Performance Asset Rating is 'D' (93).



VIEWING

To view or for further information, please contact Brown & Lee:

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