



Light Industrial / Warehouse Unit

TO LEASE OR RENT

3700 sq ft / 343 sq m approx



Unit 5, Bond Estate, Bond Avenue, Bletchley, Milton Keynes **MK1 1BU**

Location:

The premises are located within the Bond Estate on Bond Avenue within the long established Mount Farm commercial and industrial area to the south of Milton Keynes. The property is close to the MK Dons Stadium, Asda Megastore and Ikea. The MK ONE retail centre is nearby with Odeon cinema and restaurants. See www.bond-estates.co.uk for more information.

Milton Keynes is ideally placed midway between Birmingham and London offering excellent transport links via the M1, M25 and M6 to all parts of the country. Milton Keynes central railway station and Bletchley station provide fast trains to London and the north.

Misrepresentation Act: Commercial Lynx (and their joint agents where applicable) for themselves and for the Vendors or Lessors of the property whose agents they are, give notice that; i) these particulars are set out as a general outline only, for the guidance of intended purchasers or lessees, and do not constitute the whole or any part of an offer or contract; ii) Commercial Lynx cannot guarantee the accuracy of any description dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statements of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; iii) No employee of Commercial Lynx (and their joint agents where applicable) has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property; iv) VAT may be payable on the purchase price and/or rent. All figures are quoted exclusive of VAT, intending purchasers or Lessees must satisfy themselves as to the applicable VAT position, if necessary by taking the appropriate VAT position, if necessary by taking appropriate personal advice; v) Commercial Lynx will not be liable, in negligence or otherwise, for any loss arising from the use of particulars.



Area: Gross internal areas only. Unit 5

Ground floor 2,700 sq ft / 251 sq m

Mezzanine 1,000 sq ft / 93 sq m

Features:

- **High eaves— 8m to apex**
- **Insulated roof with integrated roof lights**
- **Front loading roller shutter door.**
- **Mezzanine floor with office and additional loading area**
- **Gas heating, lighting and 3 phase power**
- **Large parking area to front of premises**

Lease:

The premises are available to lease or rent .Terms to be agreed between the parties.

Full details on application.

Parking:

Allocated vehicle spaces to the front of the premises.

Service Charge:

There is a service charge to maintain the communal areas and estate. Details on request.

Business Rates:

Details to be clarified. Please contact us for further information.

Viewing:

Strictly by appointment.

Please call

Commercial Lynx on **01908 37 37 88** or alternatively

E Mail info@commercial-lynx.co.uk

www.commercial-lynx.co.uk

photos : Unit 5 Internal photos (from 2016)



Also see www.bond-estates.co.uk for location and general information on this estate