



**UNITS 15-18 PEVEREL DRIVE, GRANBY TRADE PARK
BLETCHLEY, MILTON KEYNES, MK1 1NW**

TO LET | INDUSTRIAL: 27,504 - 55,034 SQ FT (2,555 – 5,112 SQ M)



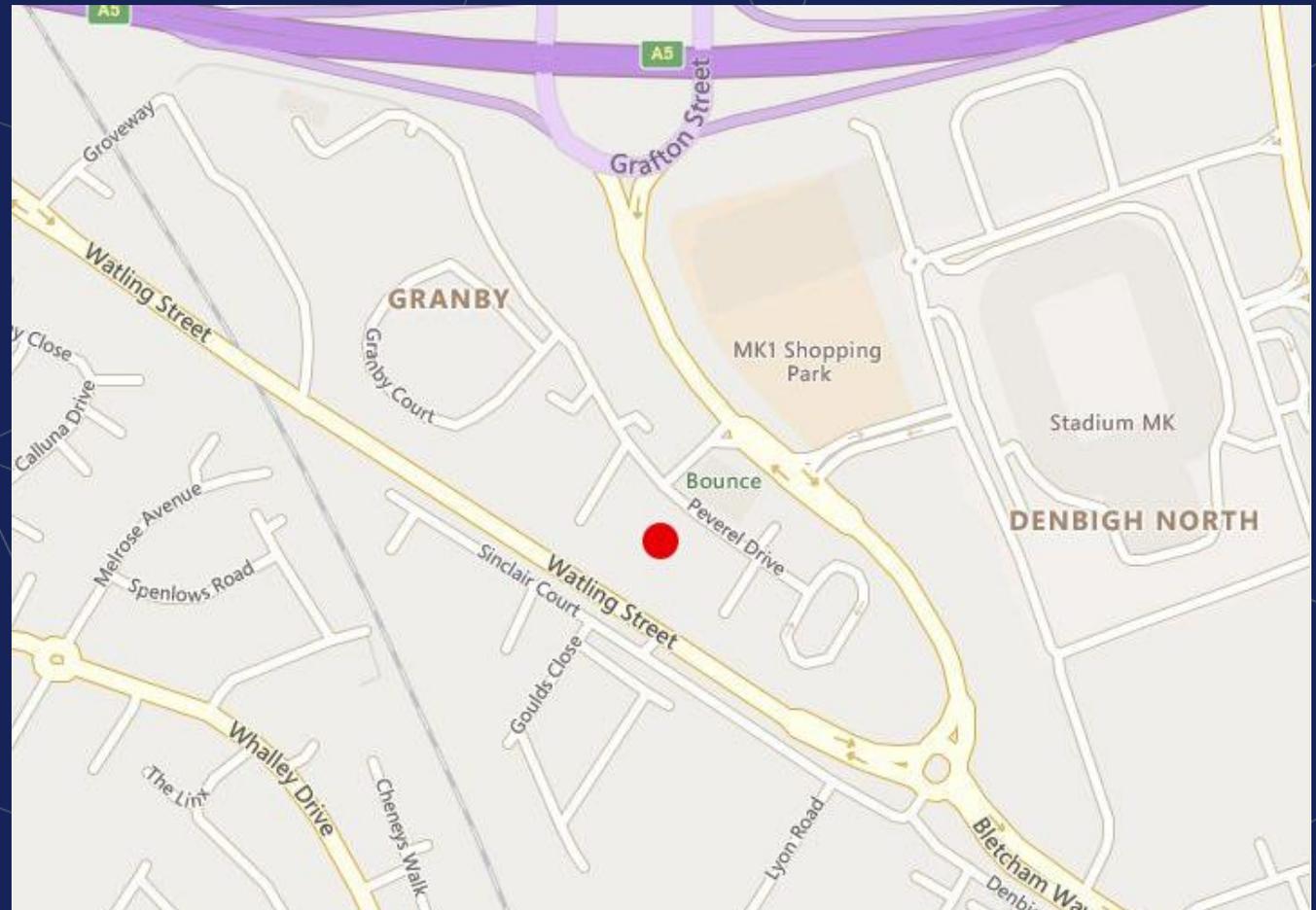
BIDWELLS

LOCATION

Peverel Drive is situated on the Granby Industrial Estate an established and popular employment area located to the north of Bletchley, Milton Keynes. Units 15-18 occupy a prominent position fronting directly onto Peverel Drive close to its junction with V6 Grafton Street which provides direct access to the A5 dual carriageway via the Redmoor Interchange which in turn provides dual carriageway access to the M1 (Junction 14) approximately 5.5 miles to the north-east.

The estate also benefits from being located directly opposite the MK1 Shopping & Leisure Park and MK Dons' Stadium MK facility, the proximity to the retail and leisure facilities makes it a popular and vibrant location for occupiers and their customers alike.

Occupiers within close proximity include Magnet, Travis Perkins, Selco, Screwfix, ATL, Marshall, Lupprians, Next, Asda & Ikea.



SUMMARY



Description

The premises comprise two semi-detached warehouse / production units arranged around a secure central service yard. The units are of steel frame construction with profiled steel clad elevations beneath a double pitched roof with two storey offices with glazed frontages.

Internally the warehouse areas of each unit are divided up into two interlinked chambers and have a minimum eaves height of 4.67m (underside of the haunch) rising to 6.12m at the apex. There are four ground level loading doors in total (two per unit), with lighting provided throughout. It should be noted there is heating to one of the chambers in Units 15-16. The premises are also part racked (three chambers) to provide approximately 2,800 pallet spaces in its current configuration, the racking can be left in situ or removed depending on occupiers' requirements.

The office accommodation is a mixture of open plan and cellular in its configuration with staff welfare facilities on the ground floor with heating and lighting throughout.

Externally each unit has separately accessed demised car parking areas, Units 15-16 have circa 39 spaces and Units 17-18 have circa 44 spaces. The secure service yard is surfaced with concrete, walled off and accessed via a centrally located double opening gate.

Additional information

Terms

The premises are available by way of an assignment or sub-letting of the existing full repairing and insuring lease. Detailed terms available on application.

Rates

We understand the property has a Rateable Value of £365,000 as at 1st April 2023. Transitional relief may be available. Interested parties are advised to make their own enquiries of the agent and Milton Keynes Council on 01908 253 794.

Legal costs

All parties to be responsible for their own legal costs incurred in the transaction.

Value added tax

All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

EPC

The energy rating of this property is D 76 for Units 15-16 and C 69 for Units 17-18. The certificates and full reports are available on request.

Postcode

MK1 1NW.

ACCOMMODATION

Warehouse/Production Premises

Description	Sq ft	Sq m
15-16 Warehouse/production	22,805.09	2,118.64
15-16 Two storey office/ancillary	4,698.91	436.54
15-16 Total	27,504.00	2,555.18
17-18 Warehouse/production	22,789.66	2,117.22
17-18 Two storey office/ancillary	4,739.92	440.34
17-18 Total	27,529.58	2,557.56
Total	55,033.58	5,112.74



GALLERY



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