



**UNIT 5 DELTIC TRADE PARK, DELTIC AVENUE  
ROOKSLEY, MILTON KEYNES, MK13 8LD**

**TO LET | INDUSTRIAL: 5,075 SQ FT (471.47 SQ M)**

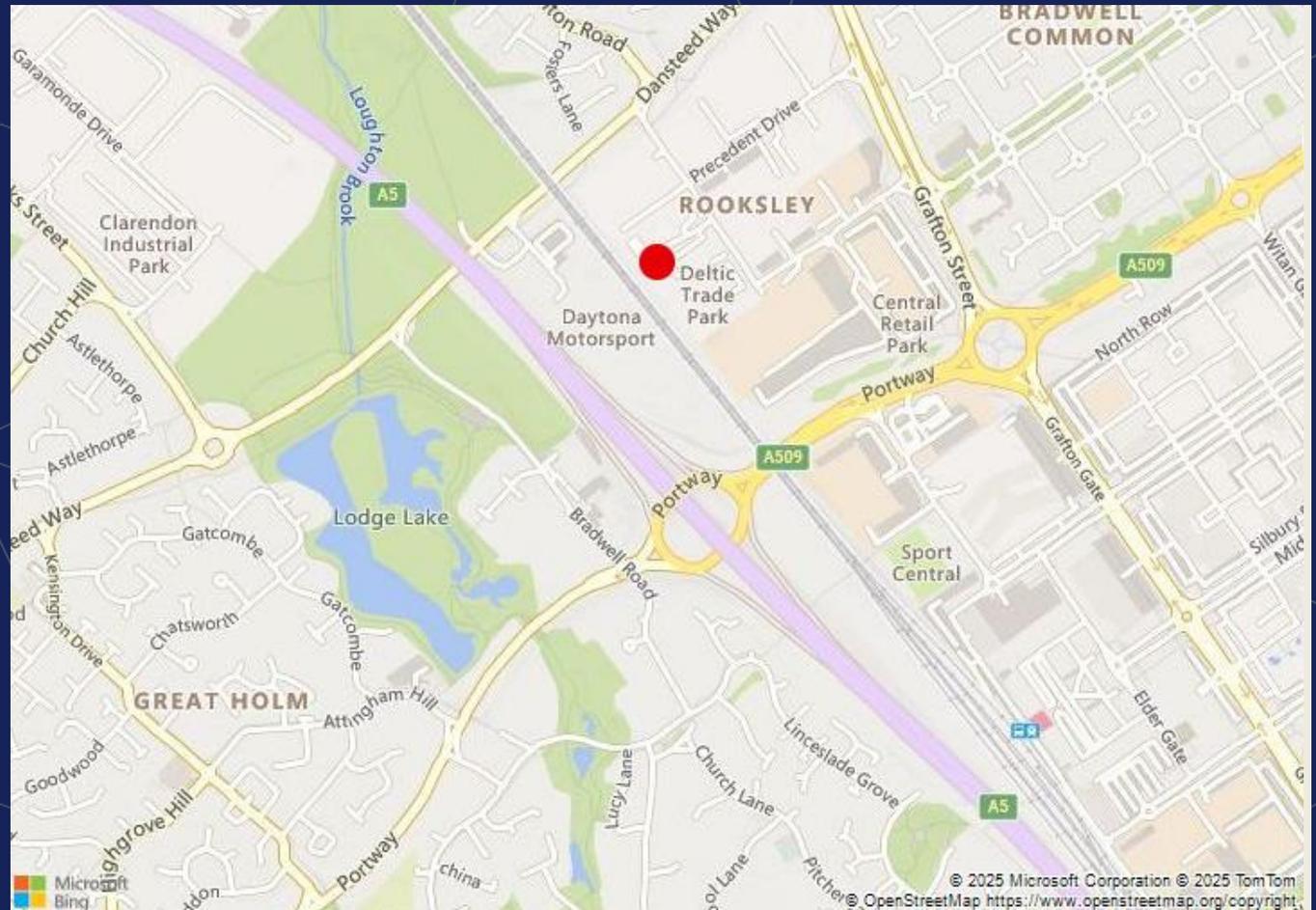


## LOCATION

**Milton Keynes is a strategic location for business situated adjacent to the M1 motorway approximately 55 miles from London and 70 miles from Birmingham.**

Deltic Trade Park is a modern trade counter development constructed in 2019 situated on the Rooksley employment area of Milton Keynes. Located in a prominent position fronting onto Deltic Avenue, the scheme comprises 2 terraces of 5 units (split 3 and 2 respectively) adjacent to the MKM builders' merchants and located within close proximity to the B&Q retail warehouse, Go Outdoors and Central Retail Park. Current occupiers include SIXT Rent-a-car, Just Tyres and Dulux Decorator Centre.

Central Milton Keynes railway station is on the main line route from London Euston to Birmingham. London Euston can be reached in around 30 minutes



## SUMMARY



### Description

The premises comprise a semi-detached trade counter/warehouse unit constructed in 2019 finished to a high specification of steel frame construction with blockwork elevations beneath a pitched roof.

Internally the warehouse has a minimum eaves height of 6.0m, 1 ground level loading door and double height glazed frontage. The unit is currently fitted with a mezzanine floor which can be retained or removed as required.

Externally there is good onsite car parking with 11 allocated car parking spaces and loading to the front of the unit.

### Specification

- Modern semi-detached trade counter unit
- Minimum 6m eaves height
- Ground level loading door
- Double height glazed frontage
- Good onsite parking (11 spaces) and loading facilities
- Established retail and trade counter location

### Services

All mains services including water, drainage, gas and three phase power are believed to be connected to the property. Bidwells have not tested any of the available services and interested parties are advised to make their own enquiries as to their condition.

### Additional information

#### Terms

The premises are available by way of a new full repairing and insuring lease for a term of years to be agreed. Detailed terms available on application.

#### Rates

We understand the property has a Rateable Value of £61,000 as at 1<sup>st</sup> April 2024. Interested parties are advised to make their own enquiries of 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 A 17. The full certificate and report are available on request.

#### Postcode

MK13 8LD.

## ACCOMMODATION

### Warehouse/Production Premises

Description	Sq ft	Sq m
Warehouse	5,075	471.47
<b>Total</b>	<b>5,075</b>	<b>471.47</b>



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BIDWELLS

## GALLERY

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# GALLERY



## Enquiries:

### Bidwells

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