

# 16 Dane Road, Milton Keynes

Bletchley, MK1 1JQ



**8,733 sq ft  
Warehouse / Trade Counter /  
Datacentre Unit  
TO LET / FOR SALE**

- Located within close proximity to many trade counter operators.
- Self-Contained Fully Secure Yard
- Large Power Supply Available
- Minimum Eaves Height of 5.5m





## Location

The property is located on Dane Road in Bletchley, to the southwest of Milton Keynes. The property is just south of Bletcham Way which leads directly onto the A5 within a 2-minute drive. The property is located a 10-minute drive (6 miles) from J14 of the M1 and a 12-minute drive (7 miles) from Junction 13.

The property is surrounded by a number of Trade Counter occupiers, including GAP Hire Solutions, Formula One Autocentres, City Plumbing, Wickes, Top Tools and The Bathroom Showroom.

The property is also within a 2-minute drive of the Beacon Retail Park which has occupiers such as TK Maxx, Halfords, Pets at Home, Aldi and Pure Gym.

## Description

The property is to be refurbished and will benefit from the following amenities:

- Ground and first floor office.
- Kitchenette
- W/Cs and Shower Facilities
- LED Lighting
- Large Power Supply – 800 kVa
- Roller Shutter Door
- Secure Car Park and Yard
- EPC – to be assessed
- Eaves Height – 5.5m

## Accommodation

The property has been measured on a Gross Internal Area basis as below:

Area	Sqft	Sqm
Ground & First Office	2,028	188.40
Warehouse	6,706	623.00
<b>Total</b>	<b>8,733</b>	<b>811.32</b>

## Business Rates

The current rateable value of the property is £54,000. Rates payable for the current financial year April 2023 – March 2024 equate to £27,648 per annum approximately. Interested parties are advised to make their own enquiries by contacting the Local Authority,





**Current internal fit out, subject to alterations to be discussed**

## Lease

A new effective FR&I lease to be negotiated.

Quoting a **rent of £96,000 per annum**, exclusive.

## Price

Available at a **price of £1,325,000** (one million three hundred and twenty-five thousand pounds) subject to contract and exclusive of VAT.

## Anti-Money Laundering

TDB Real Estate are obligated to comply with the EU's 5th Money Laundering Directive. For further information visit [www.tdbre.co.uk/anti-money-laundering/](http://www.tdbre.co.uk/anti-money-laundering/).

## VAT

The ingoing tenant will be responsible for the payment of any VAT.

## EPC

A copy of the EPC is available on request.

## Utilities

The tenant will be responsible for Utility costs.

## Legal Costs

Each party will be responsible for their costs.

## Viewing

Viewing and further information via the Sole Joint Agents:



**Jack Brown**  
[jack@tdbre.co.uk](mailto:jack@tdbre.co.uk)  
07969291660

**Chris Drummond**  
[chris@tdbre.co.uk](mailto:chris@tdbre.co.uk)  
07976 156457



**Jonathan Whittle**  
[Jonatan@louchshacklock.com](mailto:Jonatan@louchshacklock.com)  
07798 804730