



Industrial

# UNIT 53 | BRADWELL ABBEY

Alston Drive, Milton Keynes, MK13 9HA

## UNIT 53 | 1,690 SQ FT

Unit 53 provides 1,690 sq ft of modern, energy efficient industrial space

Unit 53 provides 1,690 sq ft of modern, energy efficient industrial space, ideal for small industrial, workshop or storage occupiers. The unit benefits from LED lighting, a practical internal layout and access to shared parking within a professionally managed estate. Located at Bradwell Abbey, the unit enjoys excellent accessibility approximately two miles from Central Milton Keynes, with strong road links via the A5 and fast rail services available from Milton Keynes Central Station.

Lease Type

New



### Unit Summary

- Refurbished Unit
- Flexible Space
- LED Lighting
- Close to Transport
- Car Parking
- Premier Industrial Location

View Floor Plans



|                | Per Annum  | Per Sq Ft |
|----------------|------------|-----------|
| Rent           | £27,885.00 | £16.50    |
| Rates          | £6,736.50  | £3.99     |
| Service Charge | £982.41    | £0.58     |
| Insurance      | £338.00    | £0.20     |
| Total Cost     | £36,786.90 | £21.77    |

Terms: Indicative rates payable only. Confirmation of rates payable should be sought from the Valuation Office Agency ([www.voa.gov.uk](http://www.voa.gov.uk)). Units with a Rateable Value of less than £15,000 per annum may be eligible for full or partial Small Business Rates Relief. To find out if you qualify please see <https://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief> or read our rates blog.

For more info please visit: [unit.info/U6P0100476](https://unit.info/U6P0100476) +44(0) 808 169 7554

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### Location

Positioned close to the A5 and just 10 minutes from Junction 14 of the M1, Bradwell Abbey provides convenient access to Milton Keynes and the wider South East logistics corridor.



Road  
M1: 4 miles



Airport  
London Luton Airport: 28 miles



Rail  
Milton Keynes Central: 2.5 miles

### Additional Information

|                |                                                                                                    |
|----------------|----------------------------------------------------------------------------------------------------|
| Planning Class | General Industrial                                                                                 |
| Lease Summary  | The unit is available on flexible terms. Please speak to a member of our team for more information |
| Viewings       | Contact us now to arrange a viewing.                                                               |
| Legal Costs    | Each party will be responsible for their own legal costs incurred.                                 |
| EPC            | B (49)                                                                                             |



enquiries@indurent.com

+44(0) 808 169 7554

www.indurent.com

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### Key Contact



Alex Winter

Customer Engagement Manager

"Alex joined Indurent in 2022 and is our Customer Engagement Manager for our properties in Wales and the South. Please drop Alex a line if you would like to discuss leasing a unit or would like to find out more about becoming a customer of indurent.com."



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