ATLANTIC HOUSE

TONGWELL MILTON KEYNES

TO LET 51,297 SQ FT (4,766 SQ M)

REFURBISHED DISTRIBUTION / PRODUCTION FACILITY OVERLOOKING THE M1

FEATURES

- 30m approx deep secure yard
- 5.5m clear height
- One level access loading door
- Warehouse lighting
- 40KN/m² floor loading
- 59 car parking spaces
- Double height reception area
- Flexible layout with two office entrances
- Offices fully refurbished
- 2.5 acre site

Indicative image

CLICK TO VIEW PHOTO GALLERY

One level access loading door
Yard approx 30m deep
Secure, gated access
39,200 sq ft Warehouse
Fully refurbished two storey offices
59 car parking spaces
MICHIGAN DRIVE

ACCOMMODATION

Warehouse	38,789 sq ft
Ground & First Offices	12,508 sq ft
Total	**51,297 sq ft**

TENURE

Available on a new lease for a term to be agreed.

EPC

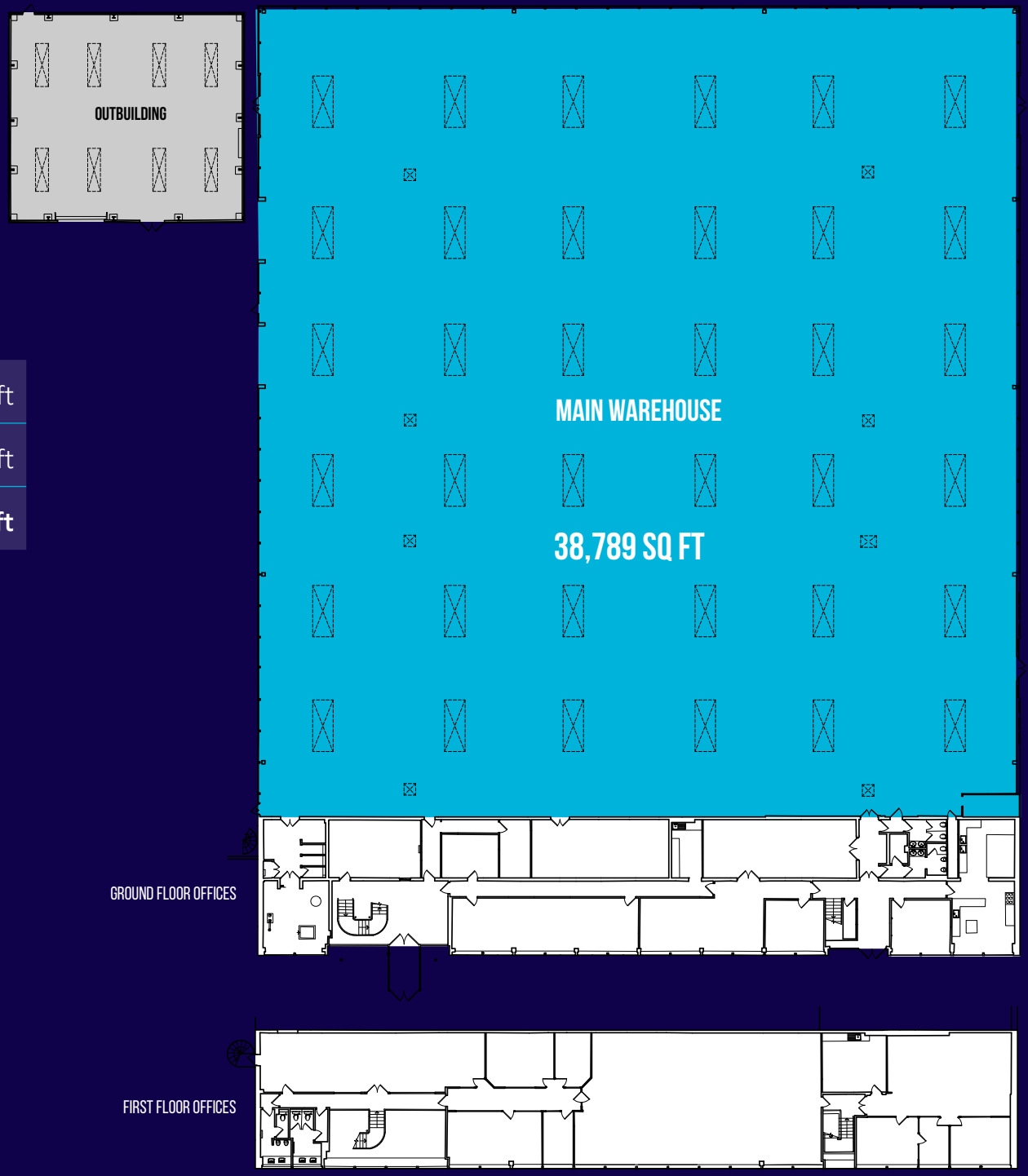
The property has an EPC rating of C(60).

RENT

£9.00 per sq ft exclusive.

BUSINESS RATES

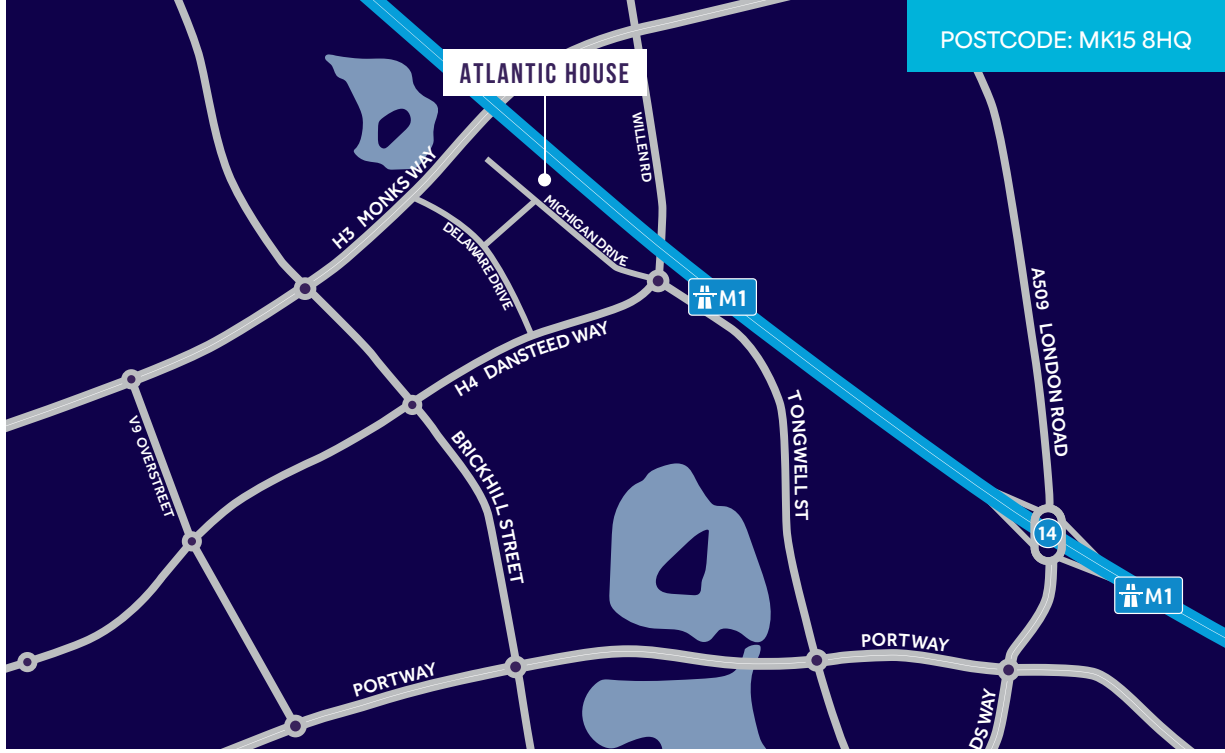
For rates payable, refer to the Local Rating Authority.



LOCATION

- Junction 14, M1 - 5 minutes drive
- Prominent position on east side of Michigan Drive, Tongwell
- Milton Keynes station and city centre less than 10 minutes drive
- Highly accessible and popular location
- Volkswagen, Mercedes, Scania, Parcelforce, Volvo Trucks, Morrisons, John Lewis and Coca-Cola are all situated nearby

what3words: ///stammer.employer.give



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FURTHER INFORMATION

Available on application through the sole agent:

ROBERT SHACKLOCK
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