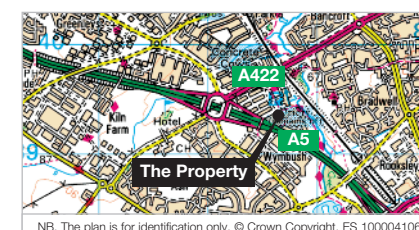


Milton Keynes Unit 82 Priory Court 81-100 Alston Drive Bradwell Abbey Buckinghamshire MK13 9HF

- **Freehold Industrial Investment**
- Entirely let to Beeline Engineering Products Ltd until 2019
- Located close to the A5 and A422 within 2 miles of central Milton Keynes
- Totalling some 235.75 sq m (2,538 sq ft)
- Rent Review 2016
- Current Rent Reserved

£17,100 pa

**SIX WEEK COMPLETION
AVAILABLE**



Tenure

Freehold.

Location

Milton Keynes, with a population of 195,687, lies approximately 50 miles to the north of London, 70 miles south-east of Birmingham and 40 miles north-east of Oxford. The town benefits from good communications with Junctions 13 and 14 of the M1 to the north-east. The district of Bradwell Abbey is approximately 2 miles to the north-west of central Milton Keynes, adjacent to the A5 and its junction with Marks Way (A422).

The property is situated within Priory Court on Alston Drive, which connects with Marks Way (A422) approximately 0.25 miles to the north.

Occupiers close by include Brewers, Argos, Home Retail Group, Madison and ITM Communications, as well as numerous other occupiers.

Description

The property is arranged on the ground floor only to provide a purpose built industrial unit, which extends to 235.75 sq m (2,538 sq ft). Externally the property has rights for 6 car parking spaces.

Tenancy

The entire property is at present let to BEELINE ENGINEERING PRODUCTS LTD for a term of 6 years from 1st April 2013 at a current rent of £17,100 per annum. The lease provides for a rent review on 1st April 2016 and contains full repairing and insuring covenants.

Tenant Information

Beeline Engineering Products Ltd have been established for almost 25 years and have a reputation as the UK's leading independent supplier of industrial belt drives, v-belts and other products. Website Address: www.industrialbeltdrives.com

VAT

VAT is applicable to this lot.

Documents

The legal pack will be available from the website www.alltop.co.uk

Energy Performance Certificate

EPC Rating 96 Band D (Copy available on website).

