

For sale

Space for business

INDUSTRIAL / WAREHOUSE SPACE

32,000 sq ft (3,010 sq m)



Precedent House, Precedent Drive

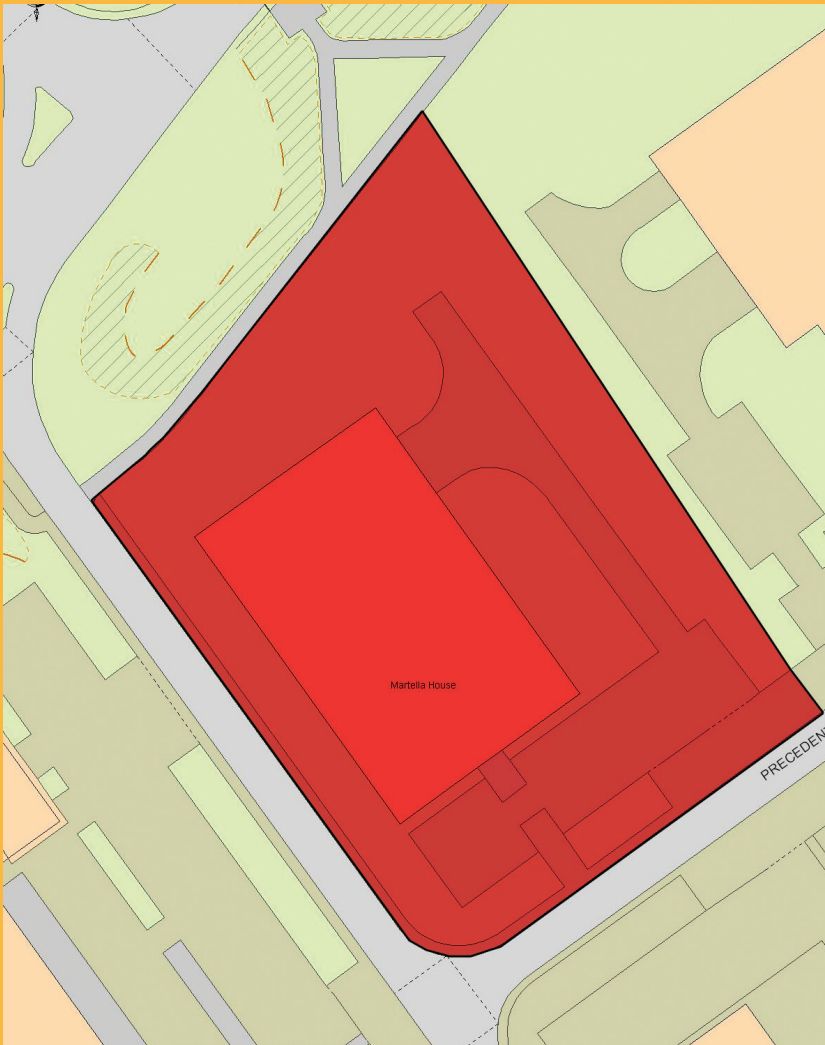
Rooksley, Milton Keynes

MK13 8PE



0121 228 0000
pallmallestates.co.uk

High value, low cost, flexible business space to let throughout the UK



Description

Precedent house is a steel portal frame warehouse with Insulated profile metal cladding and an impressive glazed frontage to two storey internally constructed office space. The warehouse area has an eaves height of 6.5m (22ft) to eaves and two electrically operated roller shutter doors to a yard area. This yard area could easily be expanded into the surrounding landscaped area subject to planning permission. The premises have benefit of a separate car parking area located to the front of the office area.

Location and Access

The property is located in the Rooksley area of Milton Keynes 100 metres from the A509 which leads directly to Junction 14 of the M1 within 2 miles. Milton Keynes Railway Station is approximately 1.3 miles providing access to London (King's Cross) and Birmingham and from there the rest of the national rail network.

Unit Size

	Sq ft.	Sq m
Warehouse	18,000	1,670
Offices		
Ground floor	7,200	670
First floor	7,200	670
Total	32,400	3,010

Features and Benefits

- High profile building
- Parking
- Large yard
- Eaves height 22 ft (6.7m)

Sale Terms

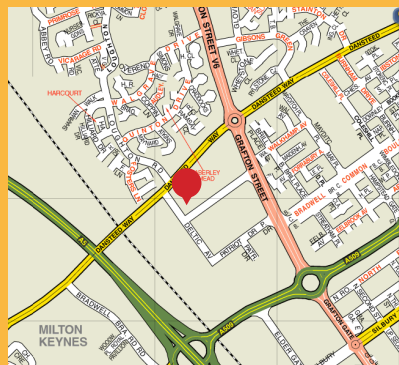
The freehold of the property is for sale. For terms and details, please direct expressions of interest as below.

Viewing

By prior arrangement with Pall Mall - James Checketts 07951043144 or our contact details below.

Subject to contract

Misrepresentation Clause. Conditions under which particulars are issued by Pall Mall Estates for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessors and do not constitute, nor constitute part of, an offer or contract. (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details, are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) no person in the employment of Pall Mall Estates or any joint agents has any authority to make or give any representation or warranty whatever in relation to this property. (iv) all rentals and prices are quoted exclusive of VAT. January 2011.



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