

To let

Space for business

INDUSTRIAL / WAREHOUSE SPACE

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



Precedent House, Precedent Drive

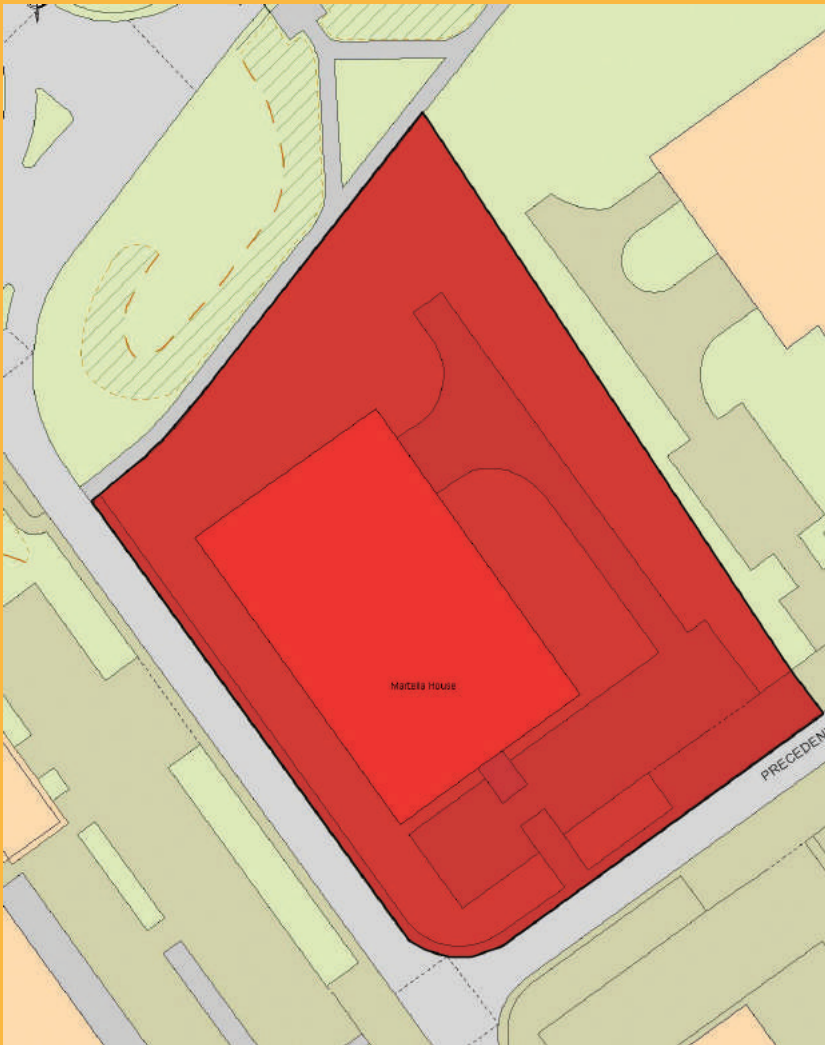
Rooksley, Milton Keynes

MK13 8PE



020 8986 7221
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)

Lease Terms

The property is available to let on customer focused flexible lease terms and the benefit of no legal fees. Incentives are available to the ingoing tenant subject to lease length.

Viewing

By prior arrangement with Pall Mall or our agents – 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. April 2013.



The Pall Mall promise

With almost 5.5 million sq ft of business space in over 100 locations through out the UK. Pall Mall Estates lets business space to over 350 businesses. We understand how crucial to your company the value you get from your business space is, not in just the low cost of the space, but the value of the terms too.

Our customer focused approach to leasing means whether your company is a start up business or well established and looking to expand or downsize Pall Mall will have terms that give you flexibility.

**Lambert
Smith
Hampton**

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