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6 SNOWDON DRIVE | WINTERHILL | MILTON KEYNES | MK6 1BU

MODERN INDUSTRIAL/WAREHOUSE

6,070 sq ft (563.9 m²)

TO LET

- Modern industrial/warehouse premises.
- Steel portal frame construction.
- Retail/trade park location next to Halfords Autocentre.
- Minimum internal eaves height 5.8m.
- 18 car parking spaces.
- 3-phase electricity supply.
- EPC Grade B.



Description

The property comprises a modern warehouse/industrial unit built of steel portal frame construction with part block elevations and finished with steel profile cladding to the elevations and roof, incorporating PVC natural lighting panels. It is configured to provide an open plan warehouse with an internal eaves' height of 5.8m and benefits from a ground level electrically operated loading door. Externally the property benefits from a private service yard to the front, with parking provision for up to 18 cars. There is a 3-phase electricity supply. Whilst there is currently no gas supply to the building, however, a gas connection can be made available if required.

Terms & Tenure

The property is available to let on a new lease for a term to be agreed.

Rent

£72,840 pa exclusive, payable quarterly in advance.

EPC

The property has an EPC rating of B-42.

Specification

- ✓ **Modern industrial/warehouse premises.**
- ✓ **Steel portal frame construction.**
- ✓ **Minimum internal eaves height 5.8m.**
- ✓ **3-phase electricity supply.**
- ✓ **EPC Grade B.**

Service Charge

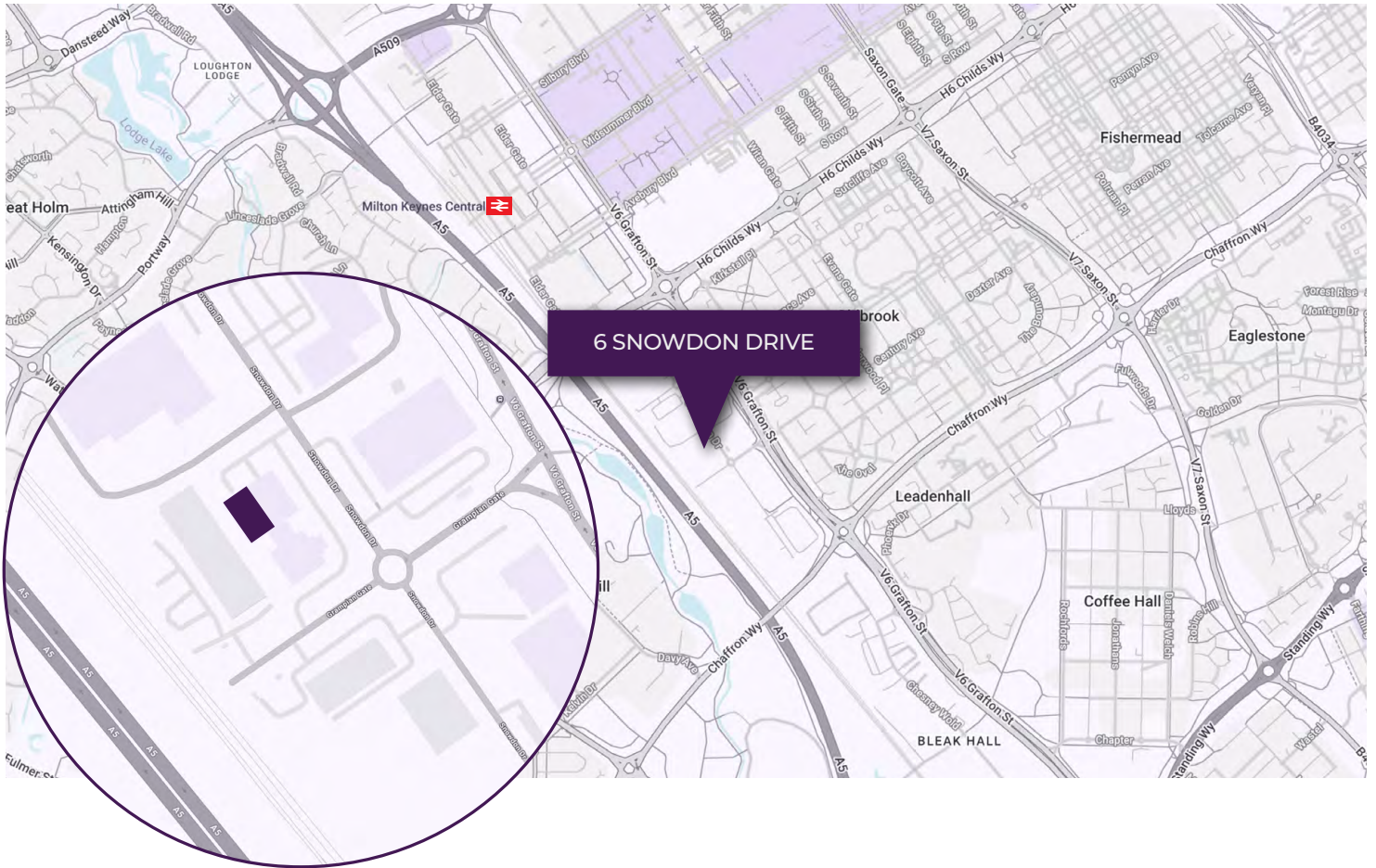
The tenant will be responsible for payment of a service charge towards maintenance and management of common parts and building services. Further details upon application.

Floor Area

	NIA (m ²) approx.	NIA (sq ft) approx.
6 Snowdon Drive	563.9	6,070

Business Rates

	Rateable Value 2023	Estimated Rates Payable (2025/26)
6 Snowdon Drive (Listed as 1B Snowdon Drive)	£41,500	£20,708.50



Location

The Winterhill business and retail park is approximately 1 mile to the South of Central Milton Keynes and approximately 3 miles to the West of Junction 14 of the M1 motorway. Winterhill is accessed from two of the main urban "grid roads" V6 Grafton Street and H6 Childs Way. Major occupiers in Winterhill include Wickes, Halfords, SCS, Tapi Carpets, Oak Furniture Land, Dunelm, DFS, Big Yellow Self Storage and Pure Gym.



Viewing and further information:



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