

# Milton Keynes Mount Farm Mount Avenue Bletchley Buckinghamshire MK1 1LS

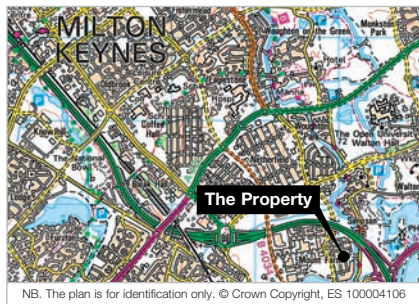
- **Freehold Industrial Investment**
- **Comprising eleven units providing some 12,665 sq ft**
- **Vacant possession of one unit of 90.0 sq m (969 sq ft)**
- **Established industrial location**
- **Total Current Rents Reserved**

**£77,044 pa**

**On the Instructions of  
Milton Keynes Parks Trust Ltd**



**SIX WEEK COMPLETION  
AVAILABLE**



**Tenure**  
Freehold.

## Location

Milton Keynes is one of the UK's most successful New Towns having been first designated in 1967 and grown rapidly to its current population of approximately 176,000. The city is strategically located midway between London, 54 miles to the south-east, and Birmingham, 73 miles to the north-west. The city benefits from excellent communications, lying adjacent to Junctions 13 and 14 of the M1 motorway with the A5 trunk road running through the city. Frequent mainline rail services are available from Milton Keynes Central to London (Euston) with the fastest journey time of 35 minutes, as well as to Birmingham New Street with the fastest journey time of 1 hour. Luton Airport is only 26 miles to the south, providing a wide range of domestic and international air services. The property is situated to the south of Central Milton Keynes, north of Bletchley, and forms part of the well established Mount Farm Industrial Estate. The property is located to the south of the A5, accessed by way of Bond Avenue and some 7 miles from Junction 13 of the M1 motorway. Occupiers close by include Romac, Hydafeed Ltd, Ikea, Tesco, Asda and Holophone.



## Description

The property comprises eleven purpose built industrial units arranged in two terraces around a central car park and service yard. The property has the benefit of 35 car parking spaces and the site comprises 0.378 hectares (0.9 acres) in total.

## VAT

VAT is applicable to this lot.

## Documents

The legal pack will be available from the website [www.allstop.co.uk](http://www.allstop.co.uk)

## Viewings

Viewings are by appointment only. Please e-mail your viewing request with full contact details to [viewings@allstop.co.uk](mailto:viewings@allstop.co.uk)  
In the subject box of your e-mail, please ensure that you enter **Lot 15 Milton Keynes**.

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
1	Jet Construction (Milton Keynes) Limited	Ground Floor 90.0 sq m (969 sq ft)	6 years from 26.04.2007 Rent review 26.04.2012 FR & I. Tenant break 2010 not exercised	£6,825 p.a.	Rent Review 2012
2	Vacant	Ground Floor 90.0 sq m (969 sq ft)			
3	Abbcen Solutions Limited	Ground Floor 90.0 sq m (969 sq ft)	3 years from 20.06.2008 FR & I Tenant break 2009 not exercised	£7,500 p.a.	Reversion 2011
4	Gamma Telecom Holdings Limited	Ground Floor 90.0 sq m (969 sq ft)	Term of years commencing 15.05.2002 and expiring 30.04.2020 Rent review every 5th year FR & I Tenant break clause 10th & 15th anniversary on six months' notice	£7,650 p.a.	Rent Review 2012
5	Drift Property Services Limited	Ground Floor 90.0 sq m (969 sq ft)	3 years from 17.09.2010 FR & I	£6,500 p.a.	Reversion 2013
6	SJD Associates Limited	Ground Floor 90.0 sq m (969 sq ft)	3 years from 12.12.10 Stepped rent FR & I	£5,667 p.a.	The rent is stepped rising to £6,500 in December 2012
7	T & J McDonnell (t/a Bush & Law)	Ground Floor 44.4 sq m (478 sq ft)	6 years from 16.12.2005 Rent review in 3rd year FR & I	£3,950 p.a.	Reversion 2011
8	S Ahmed and M Ali	Ground Floor 44.4 sq m (478 sq ft)	10 years from 12.03.2009 Rent review 2012 and every 3rd anniversary FR & I	£4,302 p.a.	Reversion 2019
9	Thus Limited	Ground Floor 182.5 sq m (1,965 sq ft)	20 years from 14.05.1999 Rent review every 5th year FR & I	£11,550 p.a.	Rent Review 2014
10	Yowzer Limited	Ground Floor 182.5 sq m (1,965 sq ft)	3 years from 30.06.10 FR & I	£10,500 p.a.	Reversion 2013
11	D J Varney and R D G Varney	Ground Floor 182.5 sq m (1,965 sq ft)	22 years from 01.01.89 Rent review in 22nd year FR & I	£12,600 p.a.	Holding Over
NB. Areas supplied by the Vendor. For details of the rent deposits held, refer to the legal pack.		<b>Total</b>	<b>1,176.5 sq m (12,665 sq ft)</b>	<b>Total £77,044 p.a.</b>	

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

**Seller's Solicitor** Ms Protima Sikdar, Kimbells. Tel: (01908) 350257 Fax: (01908) 685097 e-mail: [protima.sikdar@kimbells.com](mailto:protima.sikdar@kimbells.com)

