

Preliminary Particulars

**Castleman
& Dean**

1 Warwick Row
London
SW1E 5ER

FOR SALE

(or might let)

MILTON KEYNES



**Sherbourne Drive, Tilbrook,
Milton Keynes MK7 8BQ**



30,869 sq.ft.

**MODERN WAREHOUSE/ INDUSTRIAL BUILDING
WITH HIGH OFFICE CONTENT**

*For more information about this property or an appointment to view,
telephone the Sherbourne Drive information line on **0203 371 9996**
or email: graham.pinner@castlemandean.com*

These particulars are an outline for guidance only. Their accuracy should not be relied upon and they do not form part of any contract. All dimensions and floor areas are approximate and all rents/prices are stated exclusive of VAT, if applicable. Unless otherwise stated, floor areas are generally based on the RICS Code of Measuring Practice (Fourth Edition).

A member of the **Castleman & Dean** Real Estate Network
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Sherbourne Drive, Tilbrook, Milton Keynes MK7 8BQ

Modern Warehouse/ Industrial Building With High Office Content For Sale

LOCATION:

Tilbrook is a favoured area for modern industrial/warehouse headquarters buildings, situated approx. 3 miles south of Central Milton Keynes.

Sherbourne Drive is close to the main A5 trunk road and there is easy access to both Junctions 13 and 14 of the M1 Motorway.

DESCRIPTION:

The property stands on a self-contained corner site of approx. 1.5 acres and comprises a prominent self-contained warehouse/office building constructed to a high specification in 1989.

ACCOMMODATION	Offices	Grnd Fl	-	6,488 sq.ft.	(603 sq.m)
		1 st Fl	-	4,991 sq.ft.	(464 sq.m)
	Warehouse	Grnd Fl	-	14,762 sq.ft.	(1,372 sq.m)
		Mezzanine	-	<u>4,628 sq.ft.</u>	<u>(430 sq.m)</u>
	Total (gross internal)		-	30,869 sq.ft.	(2,869 sq.m)

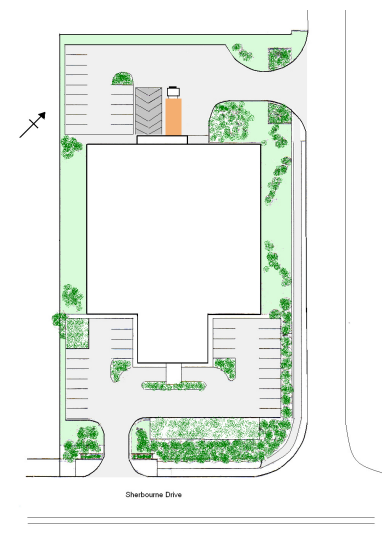
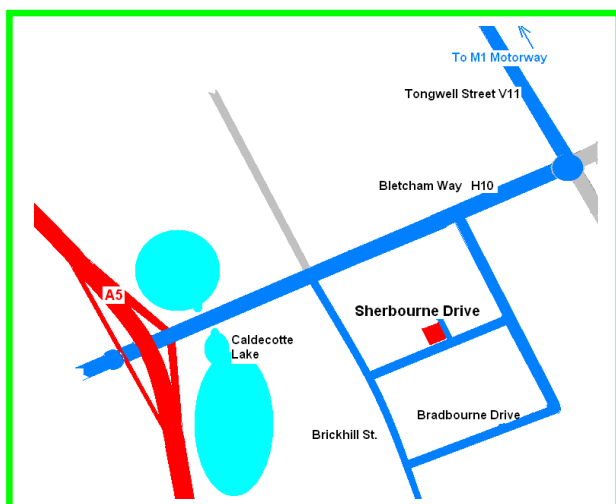
AMENITIES

WAREHOUSE:

- * Min. height to eaves 22' (6.74m)
- * Self contained yard and loading access.
- * Loading bay with dock leveller and vehicle ramp.
- * Substantial mezzanine level + 500 Kgs hoist.
- * Gas fired space heating.

OFFICES:

- * Automatic passenger lift.
- * Gas fired central heating.
- * Mechanical ventilation.
- * Parking for 39 cars (extra space available)



PRICE/TERMS: On application

VIEWING:

Strictly by prior appointment – To view or for more information Contact **Graham Pinner**
Castleman & Dean Tel: **0203 371 9996** Email graham.pinner@castlemandean.com