

Industrial/Warehouse

Approx. 1,830.5 sq m (19,700 sq ft)

**AITCHISON**  
**RAFFETY**



## Unit 4 Enigma Centre Bletchley

To Let or  
For Sale

- Clear working area
- Convenient for A5 and M1
- Considerable dedicated car parking
- Refurbished space



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T: 01908 608002

Email: [alan.downer@argroup.co.uk](mailto:alan.downer@argroup.co.uk)

[www.argroup.co.uk](http://www.argroup.co.uk)

3 Diamond Court, Opal Drive, Fox Milne, Milton Keynes MK15 0DU

Unit 4, Enigma Centre  
Denbigh East  
Milton Keynes  
MK1 1HW



## Description

This is a refurbished industrial/warehouse providing working area in two sections. The rear section illuminated by northern lights extends to approximately 14,400 sq ft (1,338 sq m) with a variable eaves height, and the front section, extending to approximately 5,307 sq ft (493 sq m) having an eaves height of approximately 18' 0" (5.5 m) in all approximately 19,700 sq ft (1,830.5 sq m), serviced by two electrically operated roller shutter loading doors height 17' 5" (5.3 m).

## Location

Denbigh East is an important employment area on the south side of Milton Keynes. The area has grown over the years and is now a popular location, particularly for the motor trade, having easy access to the road network.

Location Map



StreetView



3D View



## Accommodation

The working space provides an excellent opportunity for manufacture or distribution, available to rent.

In all a floor area of 19,700 sq ft (1,830 sq m).

Excellent dedicated car parking.

## Rateable Value

£45,000. Rates payable: £22,365 per annum.

## Energy Performance Certificate

EPC Rating—79.

## To Lease

A new lease to be granted for a minimum term of 10 years at a commencing rent of £90,000 per annum.

## For Sale

Alternatively the unit is for sale freehold at a price of £1.3 million.

## Services

All mains services are available.

## Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

## VAT

The rent or sale price will be subject to VAT.

## Viewings

Strictly by appointment via the sole agents.

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