



Specification

The Site

Aerial

Gallery

Location





## Grade A logistics space

Tongwell 130 benefits from a Grade A specification including 12.8 m eaves height, 12 dock loading doors and 4 level access doors.

Tongwell 130 has undergone a comprehensive refurbishment to comprise a secure yard extending to 50 metres, with a direct separate access point via Maryland Road. There is ample car parking around the front and side of the unit, accessed via Delaware Drive. The refurbishment has upgraded the specificatioSn with the addition of fully fitted offices, 143 car parking spaces, LED lighting, a new PV installation, and heat pumps providing heating and cooling in the offices.

## Industrial/logistics warehouse

**Tongwell 130** is an industrial/logistics facility totalling 131,780 sq ft situated within the prime industrial area of Tongwell. The property has undergone a comprehensive refurbishment to the warehouse, office, welfare and external areas.



12 dock level doors



4 level access doors



12.8 m eaves height



50 m yard depth



Power 275 kVA Ability to upgrade



**PV**Up to £120k cost saving



EV charging points



Cycle spaces/shed



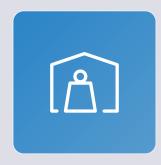
Large Canopy



Refurbished offices



**EPC A+ rating** 



50 kn/m<sup>2</sup> floor loading

Gallery

Aerial

### Site plan & accommodation



	Floor	Size (Sq Ft)	Size (Sq M)
	Warehouse	120,724	11,215
	Waldiloudd	120,721	11,210
	Main offices	6,407	595
	Ancillary warehouse offices	4,899	455
	Total Gross Internal Area	131,780	12,265

# Established industrial and logistics location

- 1 Tongwell 130
- 2 Parcelforce
- 3 Volkswagen
- 4 Leica Geosystems
- 5 Urban Auto
- 6 Dawson Group Truck & Trailer
- 7 Ocado
- 8 Supreme Wheels
- 9 Water Technology Ltd
- 10 Screwfix
- 11 Mercedes
- 12 John Lewis
- 13 Scania



The Space Specification The Site Aerial Gallery Location Contact













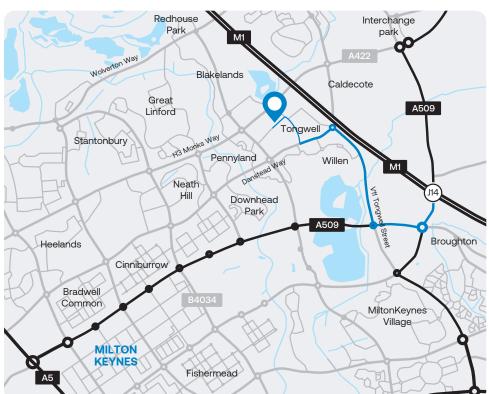
## M42 A5 A Market

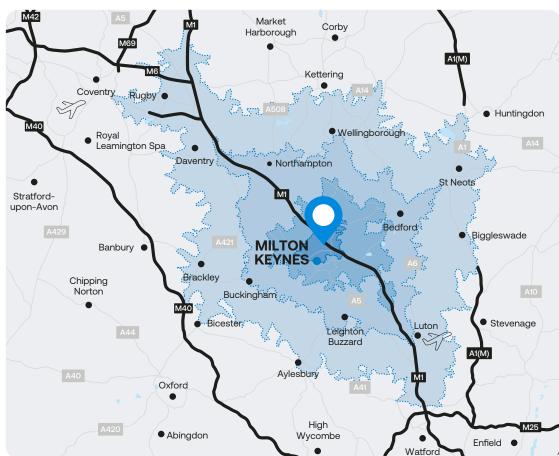
Tongwell 130 is situated in Tongwell, the prime employment area for industrial and logistics

connectivity

Prime

within Milton Keynes.





20 mins

30 mins

45 mins

Car drive times 10 mins

Source: CACI/ONS

Source: CACI/ONS

## Tongwell 130

Delaware Drive, Tongwell, Milton Keynes MK15 8HG Available to let | 131,780 sq ft | High bay warehouse Book a viewing

#### Mileway

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#### Further information:

EPC A+

VAT

All figures quoted are exclusive of VAT where applicable.

Terms

The unit is offered to let on a new lease.

Legal costs

Each party to bear their own legal fees.

Rent

Upon application.

Rateable Value £870,000. Not the rate payable.

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