

Unit 6

Saxon Park Industrial Estate
Bletcham Way,
Milton Keynes MK1 1QU



Leasehold

Industrial | warehouse unit

10,987 sq ft (1,021 sq m) industrial unit

with office accommodation



Modern
warehouse



First floor
refurbished offices



Available
now

Saxon Park is a prime multi-let industrial estate located in Milton Keynes, a short distance from the M1, A5(M) and A421 with excellent connectivity into London and the wider South East.

The premises comprise a modern warehouse / distribution unit of steel portal frame construction with profile clad elevations beneath a single pitched roof. The unit has been comprehensively refurbished to a high specification, including new Grade A offices on the first floor with undercroft storage.

Occupational costs

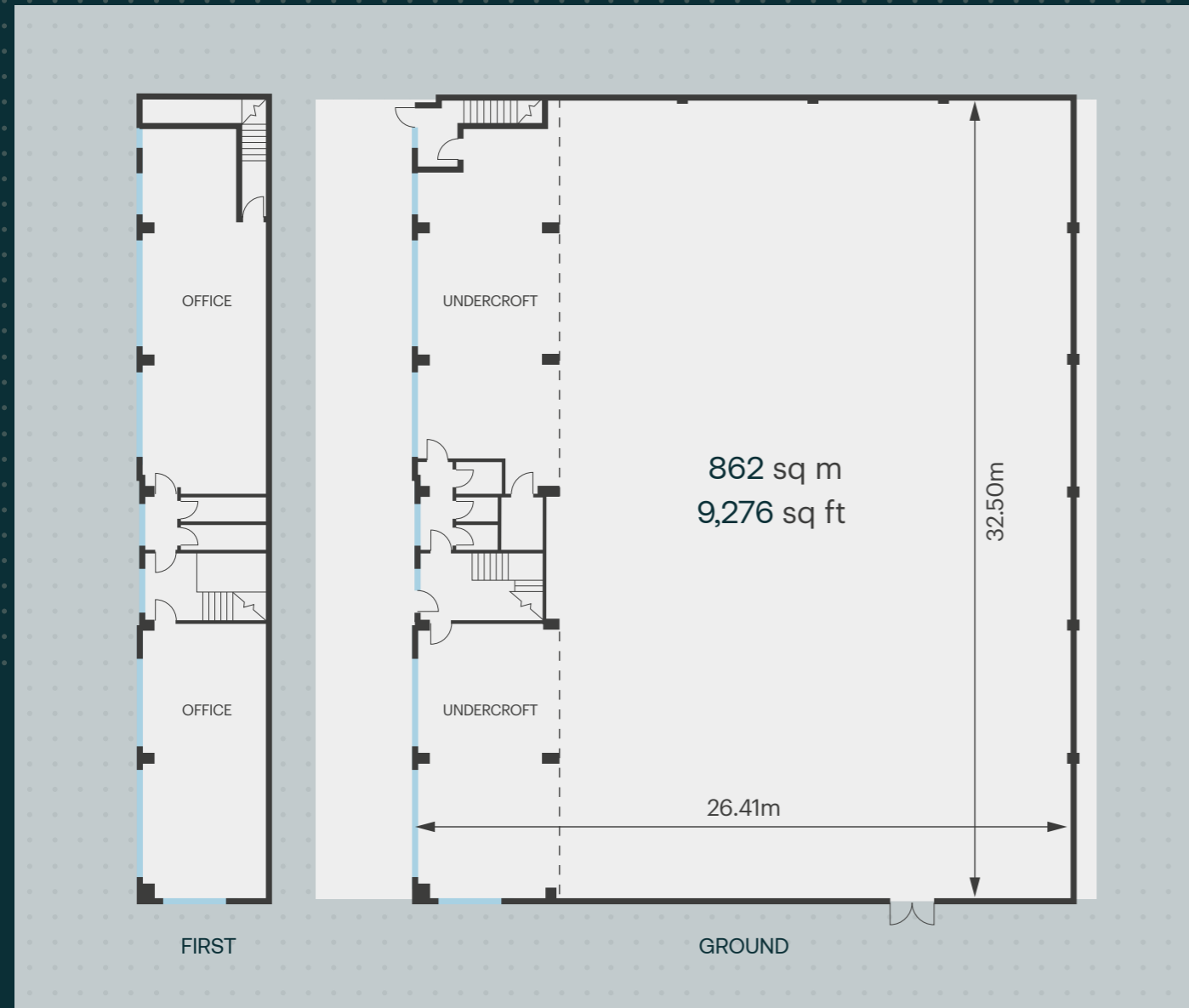
	Per annum (£)	Rent (£ per sq ft)
Rent	£137,337	£12.50 psf
Service Charge	£6,647	£0.60 psf
Business Rates	£33,439	£3.04 psf
Total cost	£177,423	£16.14 psf

Accommodation breakdown

	Sq ft	Sq m
Warehouse/Undercroft	9,276	862
First floor offices	1,711	159
Total	10,987	1,021

Specification

- /// Comprehensively refurbished
- /// EPC A rating
- /// First floor modern offices
- /// 6.7m eaves height
- /// 12 allocated parking spaces
- /// LED warehouse lighting
- /// Full height ground level loading door
- /// Undercroft storage



VAT

All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

Business Rates

We understand the property has a current rateable value of £61,260 pa giving an anticipated rates payable of £33,448 pa / £3.04 psf in the current year. Interested parties are advised to make their own enquiries to the Local Rating Authority at Milton Keynes Council on 01908 691691 to verify this information.

Terms

The premises is available on a new full repairing and insuring lease. Detailed terms are available upon application.



Unit 6 Saxon Park, Denbigh East

Milton Keynes MK1 1QU

Location

Saxon Park is situated in the Denbigh East area of Milton Keynes in a prominent position fronting Bletcham Way (H10). The estate benefits from excellent transport links with the A5 dual carriageway within 0.5 miles to the east and Junction 14 of the M1 motorway 5 miles to the north-east. The estate is located within the Denbigh Employment Area, a major industrial and commercial area that is a key driver for economic growth in the town.



M1 J14
5 miles



A5
0.5 miles



Bletchley Train Station
1.7 miles



London Luton Airport
21 miles

Additional information

Planning class	Light Industrial and Storage & Distribution
Lease summary	The unit is available on a new Full Repairing and Insuring lease. Please contact us for more details
Viewings	By appointment only
Legal costs	Each party will be responsible for their own legal costs incurred
EPC	A

Key contacts



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Misrepresentation Act: These particulars are believed to be correct at the date of publication, but their accuracy is in no way guaranteed, neither do they form part of any contract. All areas are approximate. March 2026.