

# FOR SALE

2,220 Sq Ft (206.24 Sq M)

- Modern Hybrid Unit
- High quality internal fitout across both floors.
- Suitable for a variety of purchasers
- Roller shutter and allocated parking to the front



## Unit 20

Twizel Close, Stonebridge, Milton Keynes, MK13 0DX





## LOCATION

- The property is within Stonebridge employment area within the North Western sector of Milton Keynes.
- Stonebridge has direct access onto the arterial grid road system.
- Junction 14 of the M1 is approximately 4 miles west and there is access to the A5 within 1 mile.
- Unit 20 is located within an established "IO" industrial estate, phase I first constructed in 2002.

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 Google Maps  
[Click here](#)



## DESCRIPTION

- Modern warehouse unit, originally constructed in 2006 and benefitting from a newly installed roof.
- Internally the property features a high quality fitout of office space and storage across both ground and first floors.
- Conveniently located within 1/2 mile of Wolverton Train Station providing further connections.

## TERMS

The freehold interest is available to purchase. For sale for £337,600 + VAT.

## ACCOMMODATION (Gross Internal Area\*)

Total	206.24 SQ M	2,220 SQ FT
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\*The property has been measured in accordance with the RICS Property Measurements Standard 6th Edition

EPC: EPC C (52)

**Business Rates:** The rateable value is £14,000. For the rates payable please contact us or [www.voa.gov.uk](http://www.voa.gov.uk)

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