

# FOR SALE

7,996 Sq Ft (742.83 Sq M)

- › Eaves height 4m rising to 6m
- › Roller-shutter door
- › Parking for 5-6 cars
- › Vacant possession upon completion



## Unit 1 Waterside Park

Old Wolverton Road, Wolverton, Milton Keynes, MK12 5NP

Contact: Paul Quy or Tate James  
Tel: **01908 678800**  
[eddisons.com](http://eddisons.com)





## Location

- It is located approximately 20 miles south of Northampton, 45 miles northwest of London and 64 miles southeast of Birmingham.
- Wolverton railway station is situated approximately 0.7 miles to the east of the property.
- From Wolverton there are direct services to Milton Keynes Central (5 mins), Watford Junction (33 mins) and London Euston (47 mins).
- Wolverton is located in north Buckinghamshire and it is a constituent town of Milton Keynes lying midway between Stony Stratford and Newport Pagnell.

 what3words

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 Google Maps

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## Description

- The accommodation includes a clear-span warehouse with an approx. eaves height of 4 metres, rising to 6 metres at the ridge.
- The front elevation incorporates a manually operated roller shutter with an approx. width of 3.6 metres and a clearance height of 3 metres.
- A single storey block which projects out from the warehouse comprises WC facilities and a mezzanine that is positioned towards the rear of the unit.
- The division of accommodation upon the steel framed mezzanine includes a small office which is supported in the eaves.
- Externally, an estate road surrounds Waterside Park and provides surfaced allocated parking to the front and rear.

## Terms

The freehold interest is available at a quote price on application. VAT is to be confirmed.

## Accommodation (Gross Internal Area\*)

Ground Floor Warehouse	641.94 SQ M	6,910 SQ FT
Mezzanine Office	17.65 SQ M	190 SQ FT
Mezzanine Storage (open-plan)	83.24 SQ M	896 SQ FT
<b>Total</b>	<b>742.83 SQ M</b>	<b>7,996 SQ FT</b>

\*The property has been measured in accordance with the RICS Property Measurements Standard 6th Edition

EPC: C-64

**Business Rates:** The rateable value is £44,250. For the rates payable please contact us or [www.voa.gov.uk](http://www.voa.gov.uk)

## Contact:

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