

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 Quay or Cristian Coccozza
Tel: **01908 678800**
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 is available for purchase. 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
Total	742.83 SQ M	7,996 SQ FT

*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

Contact:

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