

TO LET

6,500 Sq Ft

(603.85 Sq M)

- › Ready for immediate occupation
- › Air con, carpets, kitchen and perimeter trunking
- › Adjacent to Wolverton Station
- › 15 Private parking spaces



55 Triangle Building

Wolverton Park Road, Wolverton, Milton Keynes, MK12 5FJ

Contact: Nick Bosworth or Cristian Coccozza

Tel: 01908 678 800

eddisons.com





Location

- Constructed in 1845 as locomotive workshops for the design, production and maintenance of railway locomotives.
- The buildings retain the workshops original steel girders, gables and original features.
- Tenants include the award winning Ole Tapes Bar and MK Biergarten (Micropub).
- There are various other office based business's within the building including TFA Advertising Agency.
- Located in a high quality 350 unit residential area with offices, retail and is very close to all the amenities of Wolverton including the railway station.

/// what3words

///nightlife.good.savers



Click here

Description

- The unit is on the upper ground floor, fully fitted with glazed frontages and vaulted ceiling, high quality WCs, kitchen area, storage cupboards, air con, perimeter trunking, lighting and carpets already fitted.
- Ready for immediate possession, with 15 allocated parking spaces. The approximate floor area is 6,500 sq ft.

Terms

The premises are to be let on a full repairing and insuring lease for a term to be agreed. Rent on application.

Accommodation

Total	603.85 SQ M	6,500 SQ FT
-------	-------------	-------------

*The property has been measured in accordance with the RICS Property Measurements Standard 8th Edition

EPC: C-55

Business Rates: The rateable value is £104,000. For the rates payable please contact us or www.voa.gov.uk

Contact:

NICK BOSWORTH

07721 128 798 nick.bosworth@eddisons.com

CRISTIAN COCOZZA

07810 746 885 Cristian.Cocozza@eddisons.com

BTG Eddisons is a trading name of Eddisons Commercial Ltd, registered in England and Wales (No. 3280893). The company for itself and for the vendors or lessors of this property for whom it acts as agents give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Eddisons has any authority to make or give any representation or warranty whatever in relation to this property.