

70-80 Mill Park

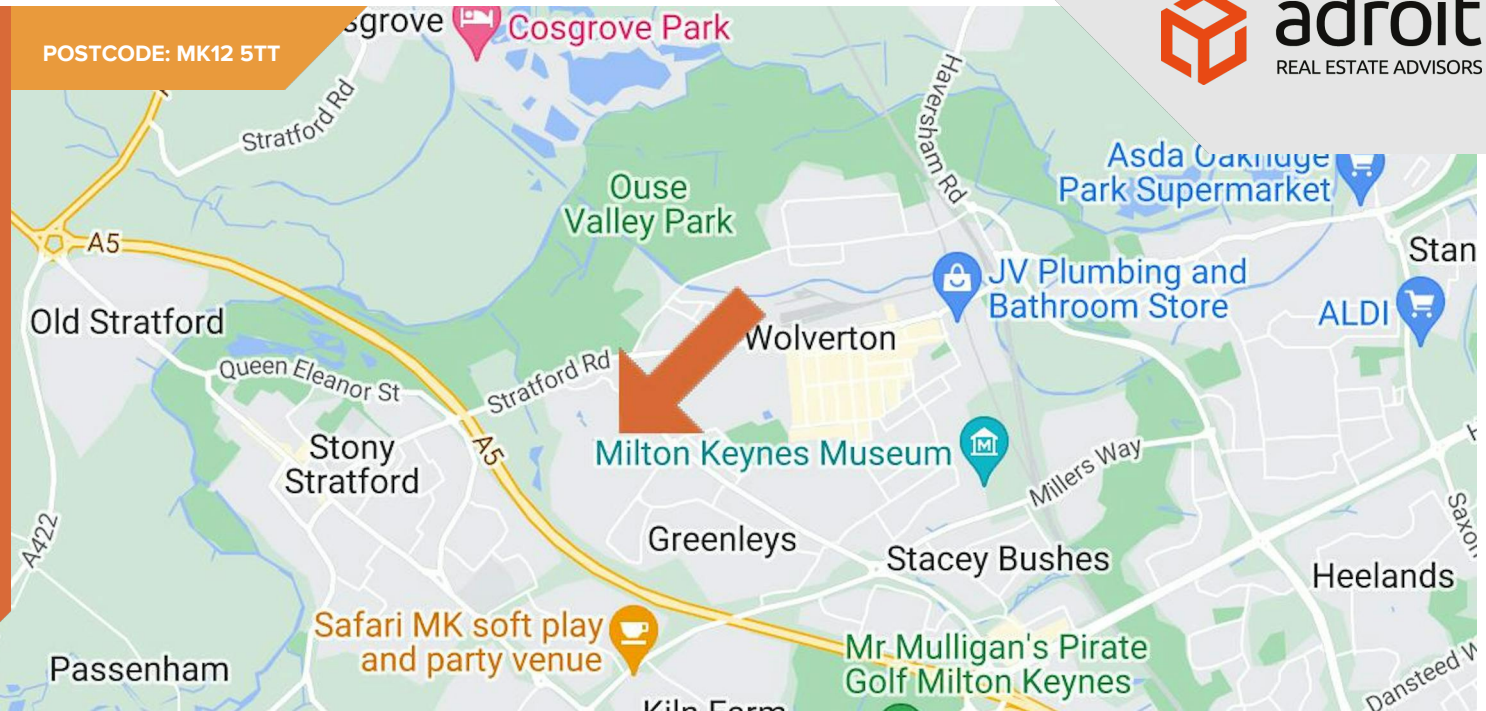
High Park Drive, Milton Keynes, MK12 5TT



TO LET

54,625 sq ft (5,074.83 sq m)

- 8m eaves height
- 3 level access loading doors
- 2 dock level loading doors
- Separate car parking (front) and enclosed loading area (rear)
- To be refurbished
- EPC C (Targeting B)



Location

Wolverton Mill is situated in North East Milton Keynes, 1.5 miles from the A5 dual carriageway, 3 miles from the city centre and 6 miles from M1 Junction 14. Wolverton provides local amenity along with a train station connecting the area to London Euston and Birmingham.

Description

A modern detached warehouse situated in Wolverton and awaiting refurbishment. The unit benefits from 8m eaves height to the rear (9m eaves height at the front), three level access up and over loading doors, two dock level loading doors, two storey offices, a good size rear yard, a separate parking area at the front of the property, three phase power and mains gas. Once refurbished the unit will be offered on a new lease.

Accommodation

Name	sq ft	sq m
Ground - Warehouse	50,858	4,724.86
1st - Offices	3,767	349.97
Total	54,625	5,074.83

Tenure

Available on a Leasehold basis only. Please contact the agents for quoting terms.

EPC

C (55)

Availability

Available Q3 2024

Rent

£12.00 per sq ft

Service Charge

£0.29 per sq ft (Approx budget figure)

Legal Costs

Each party to be responsible for their own legal costs incurred in any transaction.

Business Rates

Rateable Value of £332,500.00

Viewings

Viewing strictly by prior appointment via the sole agents - Adroit Real Estate Advisors, Colliers

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