

TO LET

Available Q3 2024

Warehouse / Industrial Facility

54,625 SQ FT (5,074.83 SQ M)

Colliers

020 7344 6730

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70 - 80 High Park Drive, Wolverton

Milton Keynes, MK12 5TT

- To be refurbished
- 3 level access loading doors
- 2 dock level loading doors
- Clear eaves height of 8m to the rear and 9m on the front elevation
- Secure 30m deep yard
- Separate car parking (front) and enclosed loading area (rear)
- Ground and first floor office accommodation



Contacts

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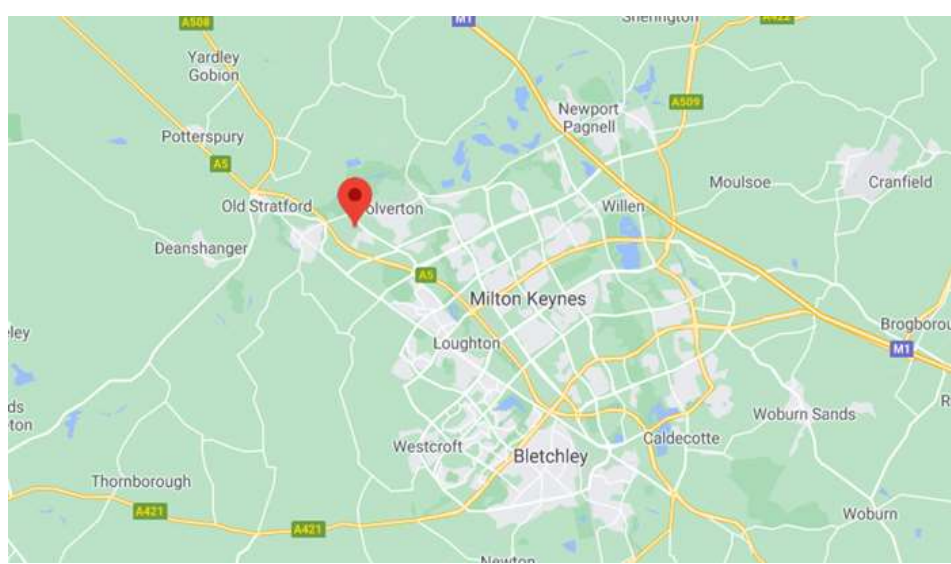
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70 – 80 HIGH PARK DRIVE, WOLVERTON, MILTON KEYNES, MK12 5TT





Location

High Park Drive is located in Wolverton, a mixed-use area in north west Milton Keynes. The site is accessed by the arterial Stratford Road, which links directly to the A5, one of the main spine roads running north to south through Milton Keynes.

Access to the M1 is via Junction 14 on the eastern edge of Milton Keynes, approx. 7 miles away. Wolverton Railway Station is approximately 1.5 miles to the East which provides direct access to London Euston and the Midlands via the West Coast Main Line.

Occupiers in the vicinity include Aston Martin, Fossil, Bepak and API Technologies.

Description

The subject property is a modern detached warehouse, with ground and first floor office accommodation, awaiting refurbishment. The building is of steel portal frame construction with brick elevation to the front and profile cladding to the rear. The unit benefits from 8m eaves height to the rear and 9m eaves height at the front.

Externally, the 30m deep yard is secured by palisade fencing and loading is via 3 level access electric roller shutter loading doors and 2 dock level loading doors. There is also a separate dedicated car parking area.

ACCOMMODATION

70-80 High Park Drive	SQ FT	SQ M
Ground - Warehouse	50,858	4,724.86
First Floor Offices	3,767	349.97
TOTAL GIA	54,625	5,074.83

Rateable Value

The unit has a Rateable Value of £332,500 within the 2023 Rating List.

Terms

Available by way of a new FRI lease on terms to be agreed. Please contact the sole agents for further details.

EPC

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Legal Costs

Each party will be responsible for their own legal costs incurred in this transaction.



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