



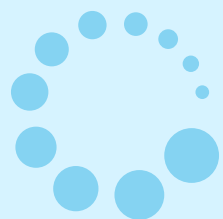
Canon
INDUSTRIAL PARK

Deans Road ◦ Old Wolverton ◦ Milton Keynes ◦ MK12 5NA



Unit 15a Deans Road

High Quality Refurbished Industrial / Warehouse Units To Let
2,283 - 8,660 SQ FT (212.1 - 804.5 SQ M)



Canon

INDUSTRIAL PARK

Description

Canon Industrial Park comprises industrial / warehouse units situated on Deans Road and Canons Road, Wolverton, 3 miles from Central Milton Keynes. Existing occupiers on the estate include Travis Perkins, LGI Logistics and Howdens Joinery. There are currently four available units, offering newly refurbished space from 2,283 - 8,660 sq ft.

Unit 1 Canons Road

- Refurbishment now complete
- Clearspan warehouse with two storey office accommodation
- Minimum eaves height 5.5m
- Electric loading door
- Front loading area and allocated parking
- Targeting an EPC B

Unit 3a Deans Road

- Newly refurbished end terrace unit
- Main road frontage on Old Wolverton Road
- Clear span warehouse with a ground floor office
- Minimum eaves height of 5m
- Ample parking to the front and a generous rear loading area
- Two electric loading doors
- EPC B achieved










Unit 12 Canons Road

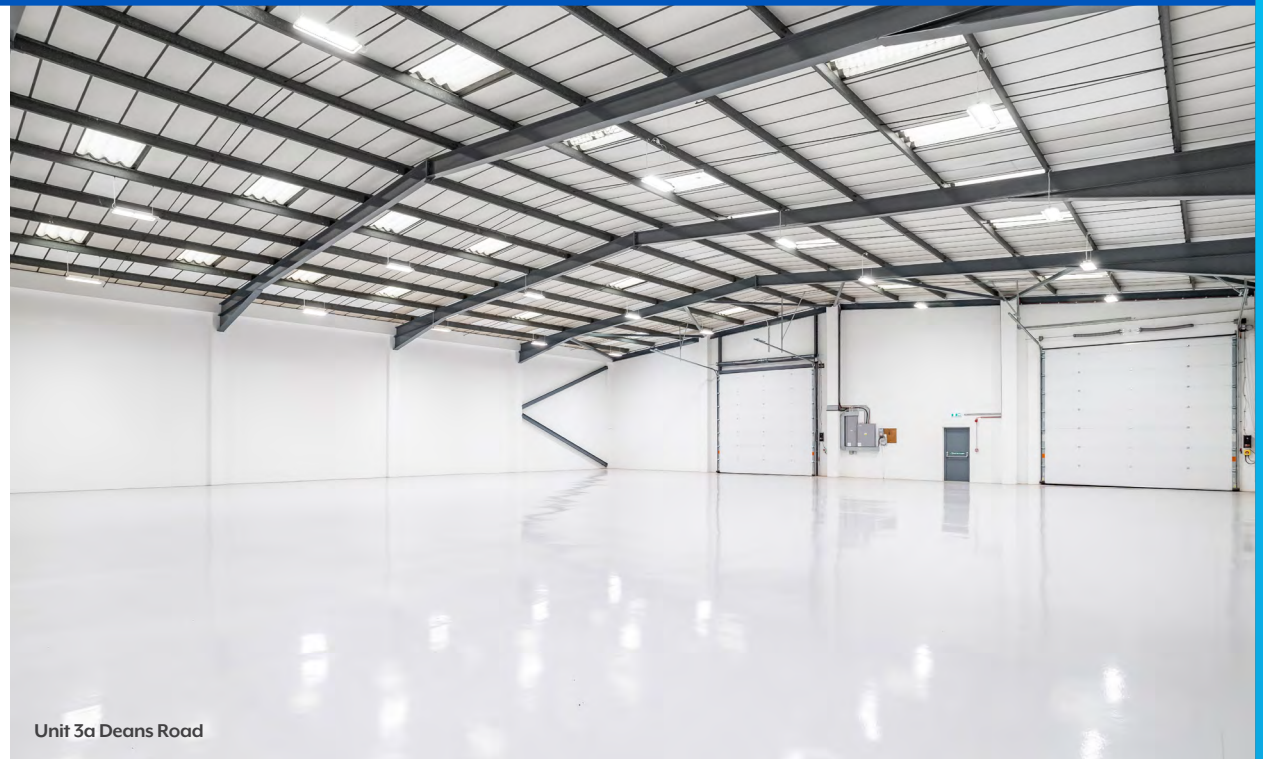
- Due to undergo refurbishment available Summer '24
- Clear span warehouse with ground floor office area
- Minimum eaves height of 5.2m
- Full height loading door
- Front loading area and allocated parking
- Targeting an EPC B

Unit 15a Deans Road

- Newly refurbished with excellent specification
- Clear span warehouse with ground floor office area
- Minimum eaves height of 5.7m
- Front loading area and allocated parking
- EPC B achieved
- New roof with warranty

SPECIFICATION

-  Newly refurbished
-  Minimum EPC target of a B
-  LED lighting
-  Electric loading doors
-  Three phase power supply
-  Ground floor office accommodation
-  New kitchenette and WC facilities



Unit 3a Deans Road



CURRENT AVAILABILITY

The following are approximate gross internal areas:

Unit 1	5,711 sq ft	530.57 sq m
Unit 3A	8,660 sq ft	804.54 sq m
Unit 12	2,283 sq ft	208.10 sq m
Unit 15A	5,160 sq ft	479.38 sq m



ROAD

A5	2.5 miles
Milton Keynes Centre	3 miles
M1 Junction 14	7 miles
M25	32 miles
London	55 miles



RAIL (from Milton Keynes Central)

London Euston	33 minutes
Birmingham New Street	54 minutes
Manchester Piccadilly	95 minutes

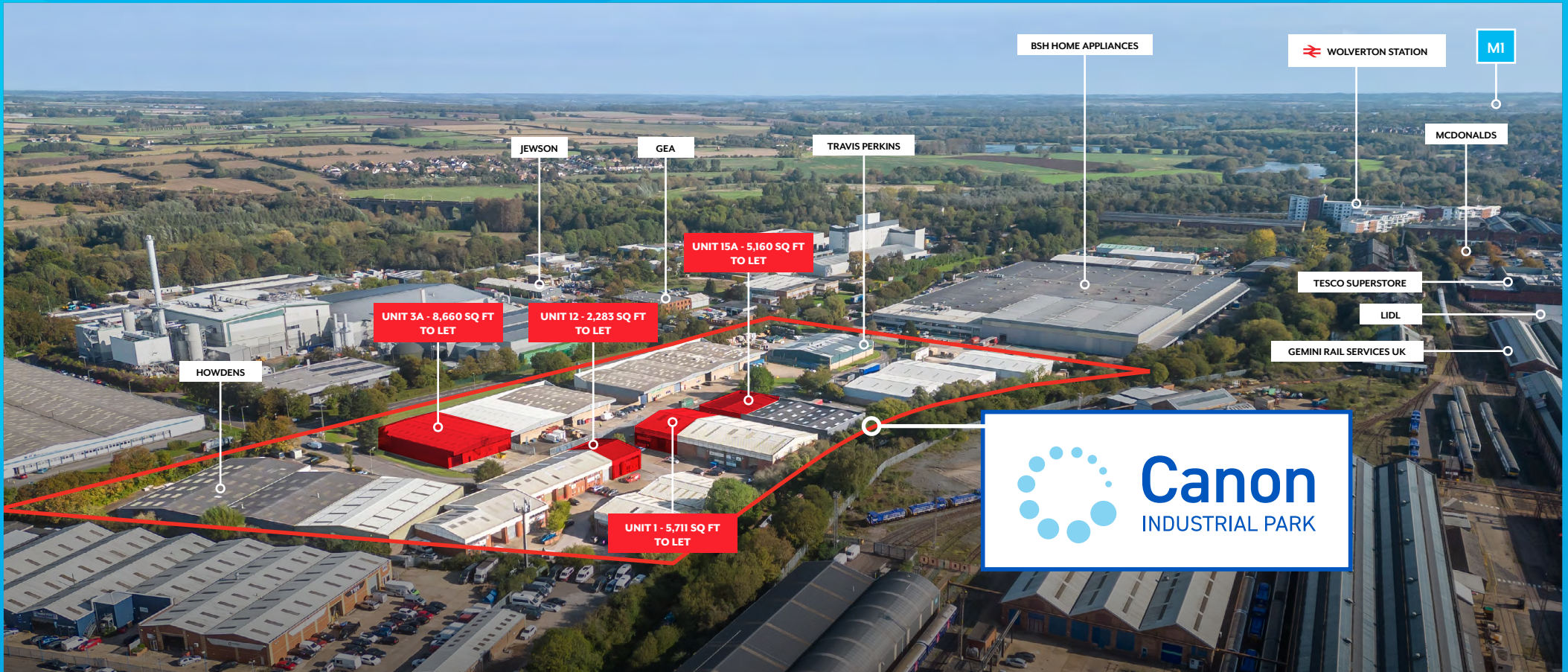
LOCATION

The estate occupies a prominent position on the south side of Old Wolverton Road towards its eastern end and close to the junction of Bridgeturn Avenue.

Old Wolverton Road lies approximately 3 miles from the city centre, 2 miles east of the market town of Stony Stratford and within easy access of the Junction 14 of the M1 motorway which can be reached within approximately 12 minutes drive time.

Milton Keynes has attracted a number of substantial companies over the years including Volkswagen, Scania, Coca Cola, John Lewis Partnership, Amazon, Mercedes-Benz, Red Bull Racing and Santander.



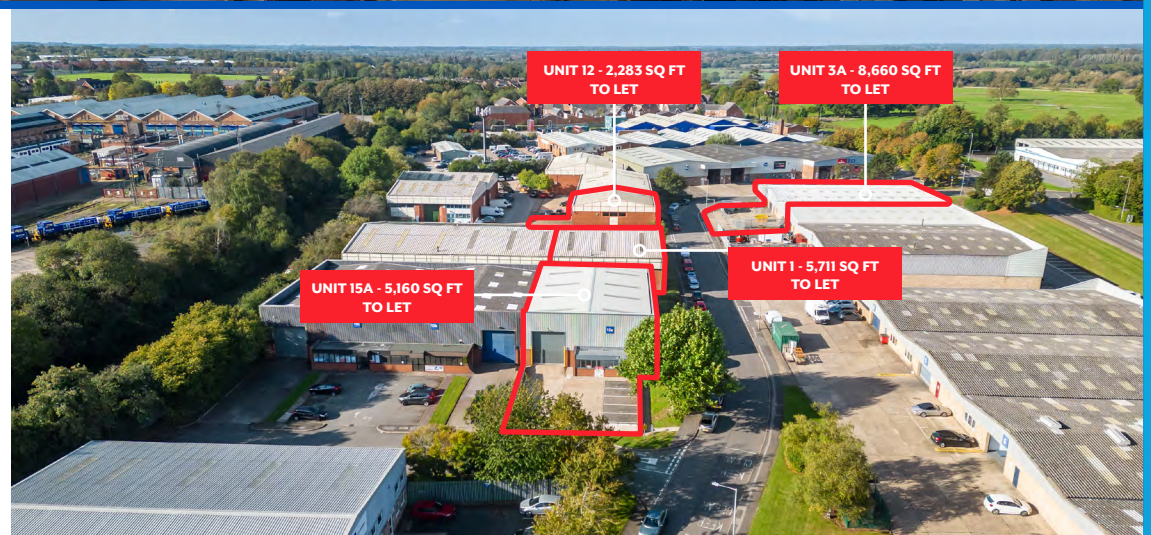


SITUATION

Canon Industrial Park is located in the well established Old Wolverton employment area, just three miles north west of Milton Keynes City Centre.

Milton Keynes is strategically positioned between London and the Midlands, benefitting from excellent transport links via road and rail.

The site itself is easily accessed off the Old Wolverton Road and is in close proximity to both the A5 and M1 Junction 14.



TERMS

The site is available on a new full repairing and insuring lease for a term to be agreed.

RATEABLE VALUE

Interested parties are advised to make their own enquiries directly with the local council.

VAT

VAT is applicable at the prevailing rate.

EPC

Available upon request.

LEGAL COSTS

Each party will be responsible for their own legal costs in connection with a new letting.

FURTHER INFORMATION

For further information or to arrange a viewing please contact the joint sole agents:



Unit 3a office accommodation



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