

FOR SALE

>D KirkbyDiamond



17 Stilebrook Road
Olney
Buckinghamshire
MK46 5EA

Offers in excess of £1.5 million

15,005 SqFt (1,393 SqM)

- Industrial Unit with two storey offices to the front
- Car Parking
- Gated Yard
- External yard / space to the rear

Location

Olney is a market town with relatively good access to the M1 Motorway at Junction 14, approx (which are within) 10.5 km (6.5 miles) to the south, and fast train links to London are available from Milton Keynes Central and Bedford, both of which are within about 15.25 km (9.5 miles). The subject property lies to the eastern side of Stilebrook Road, which itself lies to the east of Yardley Road, on the northern side of Olney. Yardley Road connects with the A428 Bedford to Northampton Road to the north and to the A509 a short distance to the south.

Description

A single storey brick/blockwork industrial/warehouse unit with a corrugated trussed roof (with composite underside panelling). The unit has two roller shutter doors and is heated by way of a single gas fired warm air heater. To the front there is a two-storey office block with main entrance lobby, offices, kitchenette and WCs. The unit has a car parking area to the front and there is a joint access road that leads to a gated yard area at the rear.

Terms

The premises are to be Sold Freehold for offers in excess of £1.5 million.

VAT

Intending occupiers should satisfy themselves as to the incidence or otherwise of VAT on this transaction.

Business Rates

Rateable Value - £ TBC

Interested parties are advised to contact the relevant Local Authority.

DISCLAIMER

Kirkby Diamond LLP for themselves and for the vendors, whose agents they are, give notice that these particulars are set out as a general guide only and do not constitute any part of any offer or contract. All descriptions, dimensions, reference to condition and the necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but interested parties 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. No person in the employment of Kirkby Diamond LLP has any authority to make or give any representation or warranty whatever in relation to this property. Kirkby Diamond LLP (Registration No OC420194) is authorised and regulated by the Royal Institution of Chartered Surveyors. Kirkby Diamond is a trading name of Kirkby Diamond LLP

Accommodation

Floor Area (GIA)

The property has been measured in accordance with the RICS Property Measurements Standard 6th Edition

| Accommodation | Sq Ft | Sq M |
|------------------------|--------|--------|
| Ground Floor Warehouse | 12,333 | 1,145 |
| Ground floor office | 1,336 | 124.08 |
| First Floor offices | 1,336 | 124.08 |
| Total | 15,005 | 1,393 |

Areas quoted are approximate and should not be held as 100% accurate.

EPC

D80

Viewings

For further details please contact;

Paul Quy

07917 268653

paul.quy@kirkbydiamond.co.uk

Tate James

01908 046863

paul.quy@kirkbydiamond.co.uk

