

# FOR SALE



## **BUSINESS/LIGHT INDUSTRIAL PROPERTY**

**Manse Close, Stony Stratford, Milton Keynes, MK11 1HU**

**GUIDE PRICE: £265,000**

**TOTAL SITE AREA OF 0.10 ACRES (0.04 HECTARES)**

### Key Information

- Desirable village, located off the main High Street
- Parking available
- Freehold interest available with vacant possession
- A5 (0.9 miles), Wolverton Train Station (2.9 miles), Central Milton Keynes (4.5 miles).

## Location

Stony Stratford is a market town located in Milton Keynes, Buckinghamshire, to the northwest of London. The town provides a range of local amenities, including shops, cafes, and restaurants, along with access to larger retail facilities in nearby Milton Keynes. Its strategic location benefits from excellent transport links, including the A5, which provides direct routes to major cities, and the M1 motorway.

## The Site

The site comprises an office/light industrial building extending to approx. 2,367 sq. ft.

The building is of brick construction with corrugated asbestos roof. Internally, the accommodation is laid out as predominantly storage, with open office and production areas. There is a small kitchen.

The current use class is assumed to be B2 or E(g)(iii).

## Access

The property is accessed via Manse Close via a right of way. The access is not included in the freehold title of the subject property.

## Services

The property is connected to mains gas and electricity and is heated by a gas fired boiler to wall mounted radiators.

## Marketing and Offers

The site is to be sold by Private Treaty and unconditional offers are invited.

## Restriction against alternative use

Please note that a restriction will be included in any sale prohibiting conversion or development of the property or site for residential use.

## Tenure

The freehold interest is being offered for sale with vacant possession.

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

Accommodation	Sq. M	Sq. Ft
Ground Floor	245	2367

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

## EPC

The EPC is Band F and expires in 2034.

## Viewings

Access to the site is strictly by appointment with the agents only. Any questions and offers should be sent to:

### Nathan Andrews

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