



**Canon**  
INDUSTRIAL PARK

Canons Road ◦ Old Wolverton ◦ Milton Keynes ◦ MK12 5TL



Indicative of the refurbishment works



Unit 1 Canons Road

**High Quality Refurbished Industrial / Warehouse Units To Let**  
**2,883 - 5,711 SQ FT (267.8 - 530.6 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 three available units, offering newly refurbished space from 2,283 - 5,711 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
- EPC A (25)

#### Unit 2 Canons Road

- Due to undergo refurbishment
- Clearspan warehouse with two storey office accommodation
- Minimum eaves height of 5.5m
- Electric loading door
- Front loading area and allocated parking
- Targeting an EPC B



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#### Unit 7 Canons Road

- Due to undergo refurbishment
- Clearspan warehouse with office accommodation to the front
- Minimum eaves height of 5.2m
- Full height loading door
- Secure yard / parking area to the side
- Targeting an EPC B

#### Unit 12 Canons Road (UNDER OFFER)

- Refurbished end terrace unit
- Clear span warehouse with ground floor office area
- Minimum eaves height of 5.2m
- Full height loading door
- Front loading area and allocated parking
- EPC B (37)

# SPECIFICATION

-  Newly refurbished
-  Minimum EPC target of a B
-  LED lighting
-  Electric loading doors
-  Three phase power supply
-  Office accommodation to the front
-  WC facilities



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## CURRENT AVAILABILITY

The following are approximate gross internal areas:

<b>Unit 1</b>	5,711 sq ft	530.57 sq m
<b>Unit 2</b>	5,690 sq ft	528.62 sq m
<b>Unit 7</b>	2,883 sq ft	267.84 sq m
<b>Unit 12</b>	UNDER OFFER	



**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)

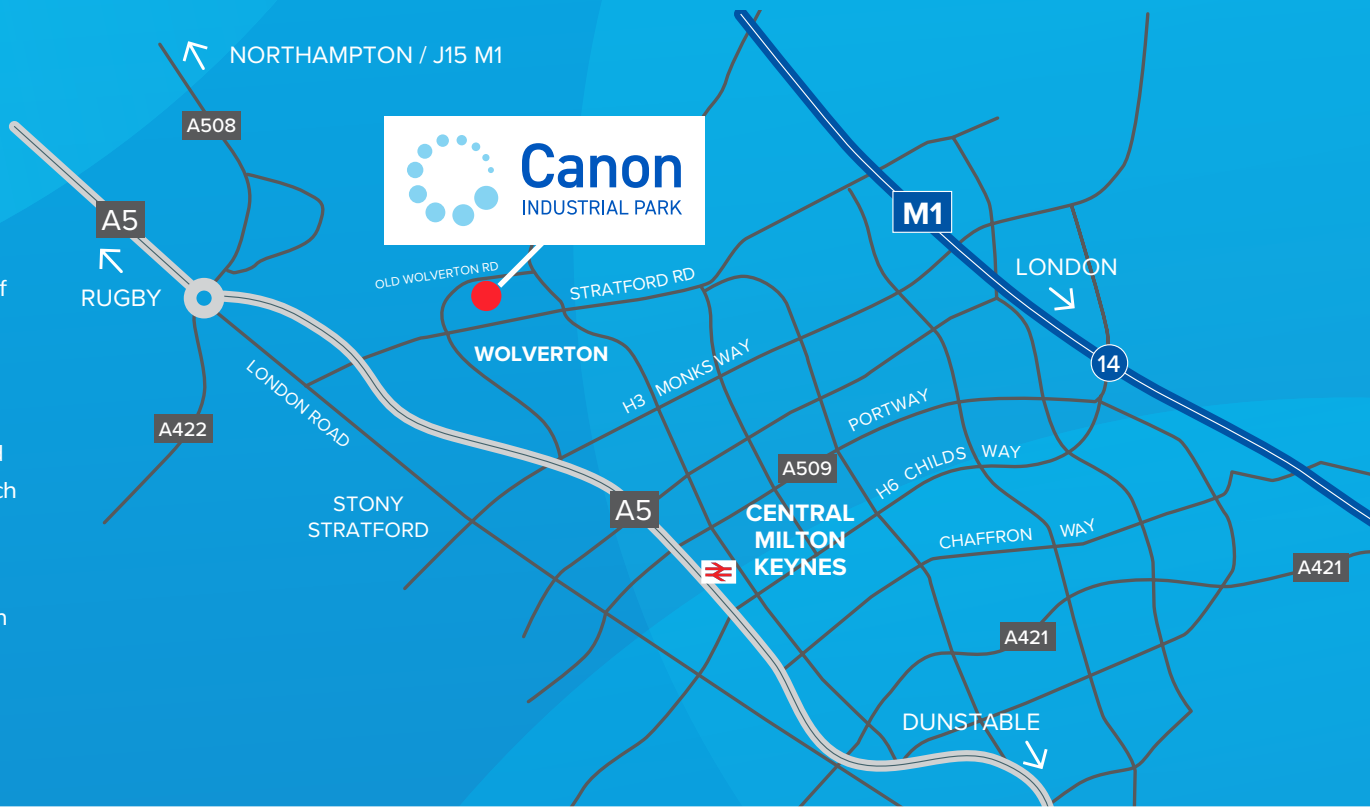
London Euston	33 minutes
Birmingham New Street	54 minutes
Manchester Piccadilly	95 minutes

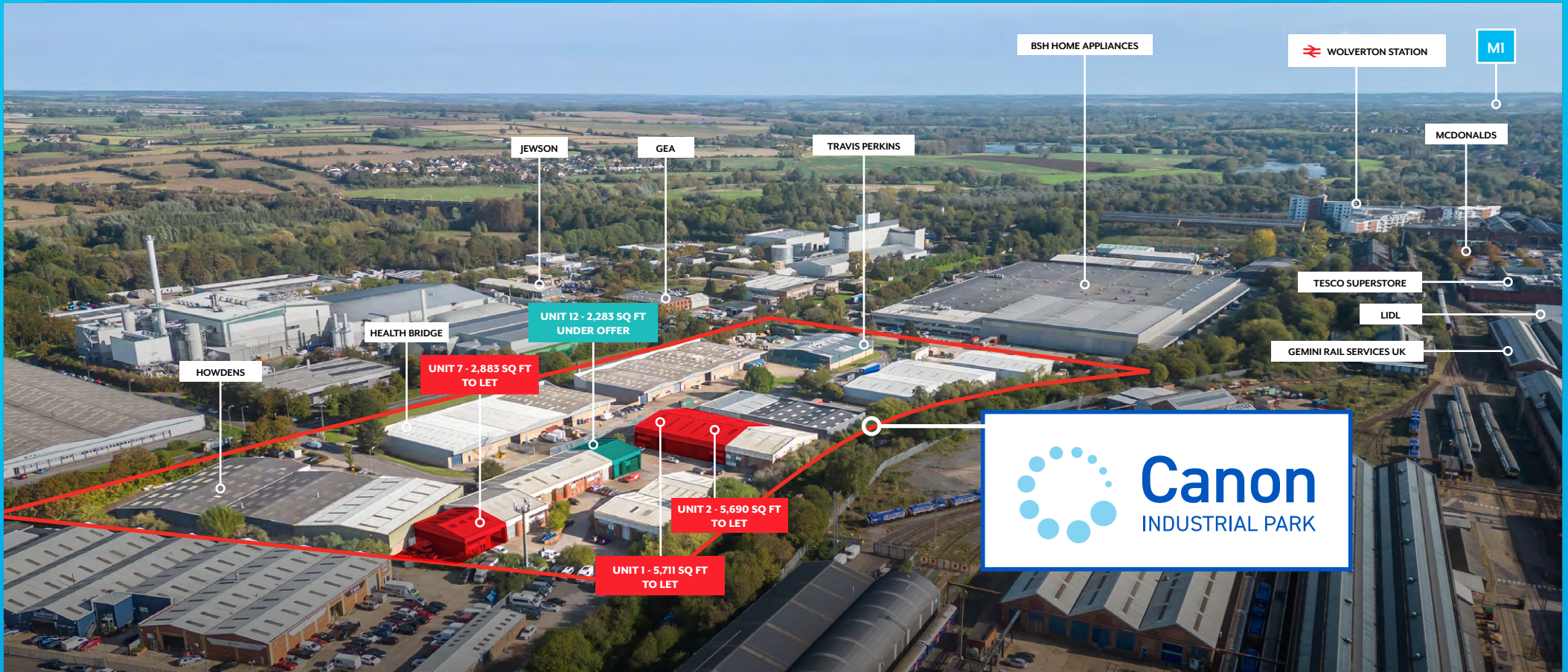
**LOCATION**

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, 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:



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