



# Canon

INDUSTRIAL PARK

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



Photos are indicative of the post-refurbishment works

**High Quality Refurbished Industrial / Warehouse Units To Let**  
**2,278 - 7,226 SQ FT (211.6 - 671.3 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 2,278 - 7,226 sq ft (211.63 sq m – 671.32 sq m).



#### Unit 5 Deans Road

- Prominent warehouse undergoing refurbishment
- New metal profile roof system
- Clear span warehouse area with office accommodation to the front
- Minimum clear height of 5.0m
- New electric level access loading door
- Generous car parking to the front and excellent rear loading provision which is covered in part
- Targeting an EPC B
- Potential for an additional secure yard area








#### Unit 7 Deans Road

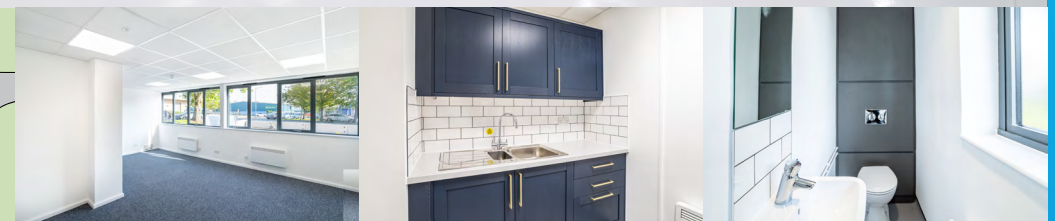
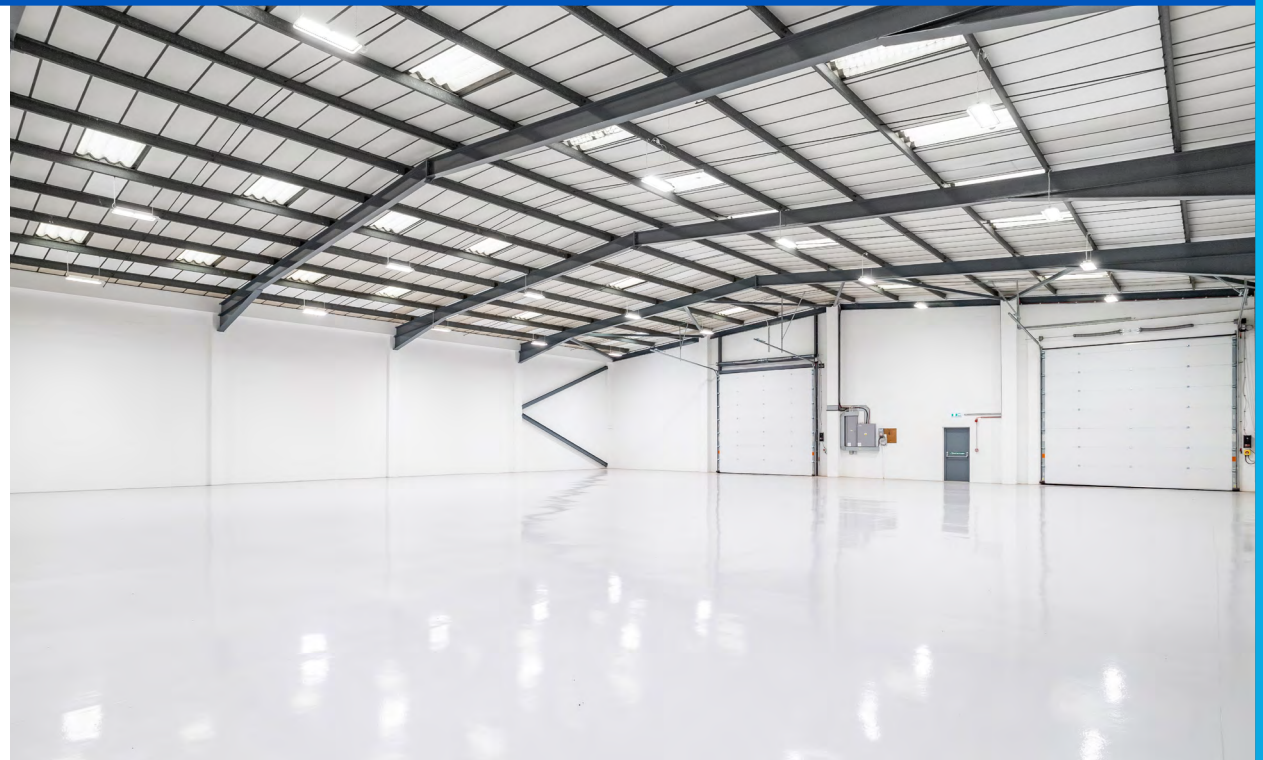
- Prominent warehouse fronting the Old Wolverton Road
- Due to undergo refurbishment
- Clear span warehouse area with office accommodation to the front
- Minimum clear height of 5.0m
- New electric level access loading door
- Ample car parking to the front and excellent rear loading area which is covered in part
- Targeting an EPC B

#### Unit 9 Canons Road

- High quality warehouse undergoing refurbishment
- Clear span warehouse with office accommodation to the front
- Minimum clear height of 5.2m
- New electric level access loading door
- LED lighting throughout
- Generous front-loading provisions and allocated parking
- Targeting an EPC B

# 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



## CURRENT AVAILABILITY

The following are approximate gross internal areas:

<b>Unit 5 Deans Road</b>	7,049 sq ft	655 sq m
<b>Unit 7 Deans Road</b>	7,226 sq ft	671 sq m
<b>Unit 9 Canons Road</b>	2,278 sq ft	212 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)

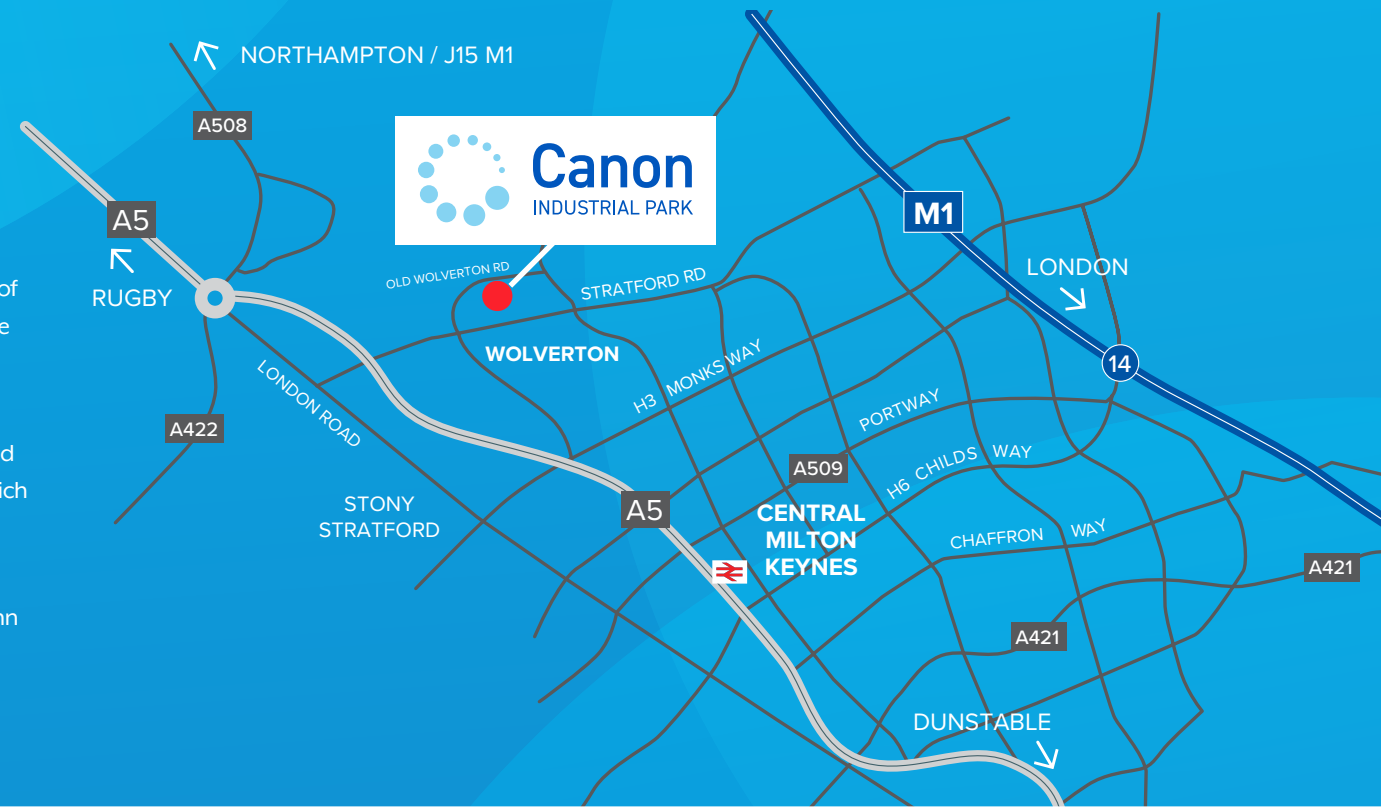
London Euston	33 minutes
Birmingham New Street	54 minutes
Manchester Piccadilly	95 minutes

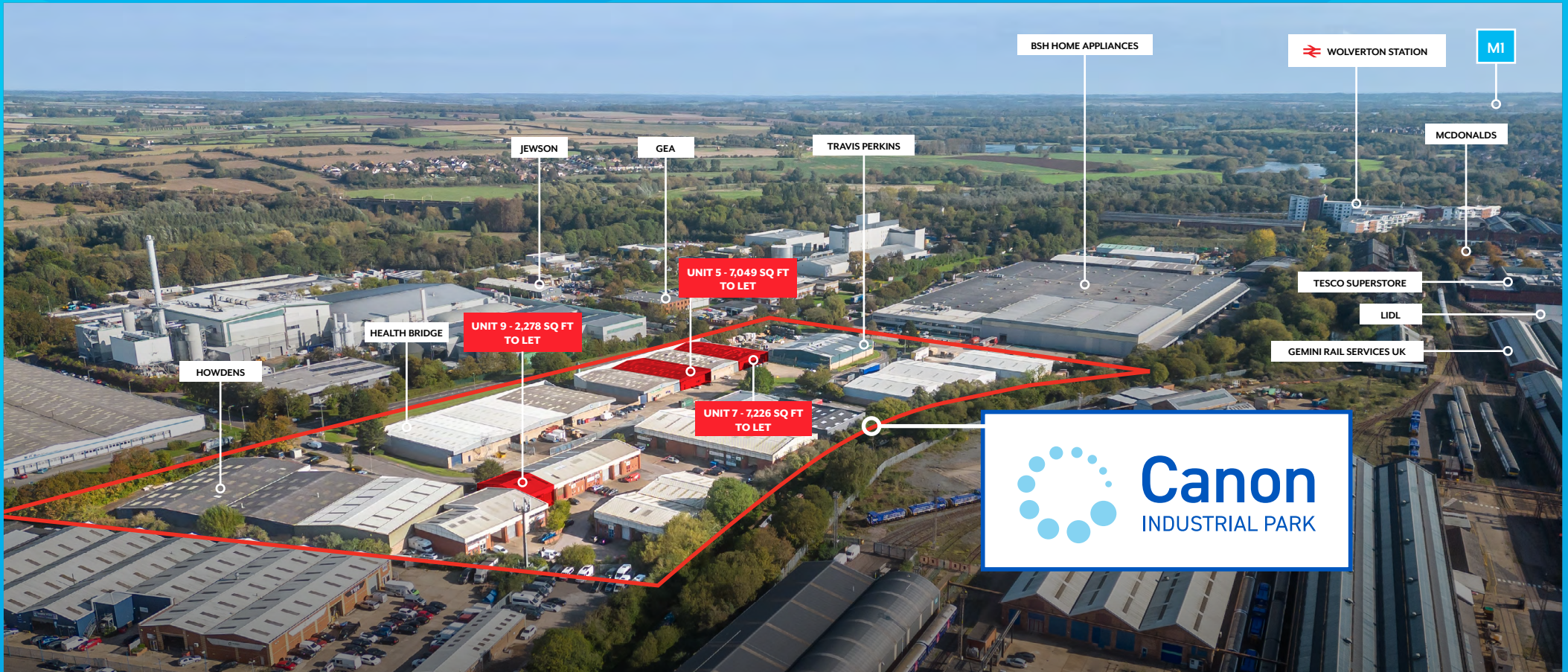
## LOCATION

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, 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, benefiting 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

Unit 5 Deans Road C-37

Unit 7 Deans Road B-33

Unit 9 Canons Road D-96

(Units 5, 7 and 9 are due to be reassessed following refurbishment works, with a target rating of a B).

## 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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