

# TO LET

6,989 Sq Ft (649.28 Sq M)

- › Ready for immediate occupation, with 17 allocated parking spaces.
- › Air con, carpets, kitchen and perimeter trunking.
- › Adjacent to Wolverton Station.
- › 17 Private parking spaces.

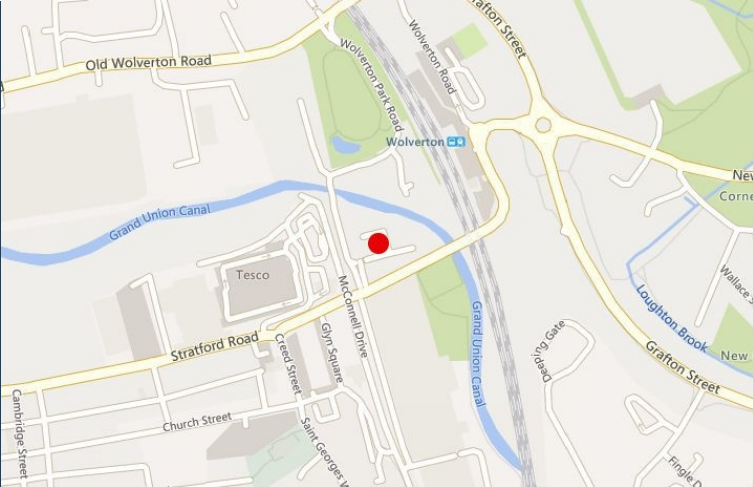


## 53/54 Triangle Building

Wolverton Park Road, Wolverton, Milton Keynes, MK12 5FJ

Contact: Nick Bosworth or Tate James  
Tel: 01908 678 800  
[eddisons.com](http://eddisons.com)





## Location

- Constructed in 1845 as locomotive workshops for the design, production and maintenance of railway locomotives.
- The buildings retain the workshops original steel girders, gables and original features.
- Tenants include the award winning Ole Tapes Bar and MK Biergarten (Micropub).
- There are various other office based business's within the building including TFA Advertising Agency.
- Located in a high quality 350 unit residential area with offices, retail and is very close to all the amenities of Wolverton including the railway station.

/// what3words

///nightlife.good.savers

 Google Maps

Click here



## Description

- The unit is on the upper ground floor, fully fitted with glazed frontages and vaulted ceiling, high quality WCs, kitchen area, storage cupboards, air con, perimeter trunking, lighting and carpets already fitted.
- Ready for immediate possession, with 17 allocated parking spaces. The approximate floor area is 6,989 sq ft.

## Terms

Available by way of a new FRI lease for a term to be agreed at a rent of £70,000 pax. VAT is payable.

## Accommodation

<b>Total</b>	<b>649.28 SQ M</b>	<b>6,989 SQ FT</b>
--------------	--------------------	--------------------

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

EPC: C-55

**Business Rates:** The rateable value is £99,000. For the rates payable please contact us or [www.voa.gov.uk](http://www.voa.gov.uk)

## Contact:

NICK BOSWORTH

[07721 128 798 Nick.Bosworth@kirkbydiamond.co.uk](mailto:07721128798.Nick.Bosworth@kirkbydiamond.co.uk)

TATE JAMES

[07810 746 885 tate.james@kirkbydiamond.co.uk](mailto:07810746885.tate.james@kirkbydiamond.co.uk)