

FOR SALE/TO LET
1,188 Sq Ft (110.37 Sq M)

- › LED Lighting
- › Suspended Ceilings
- › Kitchen and WC facilities
- › Production Area
- › Meeting Rooms



Unit 17

Walker Avenue, Wolverton Mill, Milton Keynes, MK12 5TW

Contact: Tate James or Nick Bosworth
Tel: **01908 678 800**
eddisons.com





Location

- The Stratford Office Village is situated on the Wolverton Mill Employment Area.
- The property is approximately mid-way between Stony Stratford and Wolverton and approximately 3 miles north of Central Milton Keynes.
- It has good access to the Milton Keynes grid road system which in turn provides reasonably good access to the A5 trunk road at Stacey Bushes.
- The M1 motorway is approximately 15 minutes' drive.

/// what3words

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 Google Maps

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Description

- Single storey office units currently offices and have the benefit of suspended ceilings, LED Lighting and office/production area.
- The property the benefit of suspended ceilings, LED Lighting, office/ production area.
- Suitable for a variety of uses.
- Reception area and meeting rooms.
- Male and female WCs.

Terms

The premises are to be let on a full repairing and insuring lease for a term to be agreed at a rental of £17,820 per sq/ft per annum exclusive. Alternatively the freehold is available for sale P.O.A.

Accommodation (Gross Internal Area*)

Ground Floor	110.37 SQ M	1,188 SQ FT
Total	110.37 SQ M	1,188 SQ FT

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

EPC: B-50

Business Rates: The rateable value is £16,750. For the rates payable please contact us or www.voa.gov.uk

Service Charge: There is a contribution towards common part and external repair and maintenance. This is currently £537.96 per annum.

Estate Charge: There is a contribution towards common parts of the estate. Cost is to be confirmed.

Contact:

TATE JAMES

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