

FOR SALE

2,776 Sq Ft (257.89 Sq M)

- › Modern Hybrid Unit
- › High quality internal fit-out
- › Suitable for a variety of purchasers
- › Roller shutter and allocated parking to the front



Unit 22

Twizel Close, Stonebridge, Milton Keynes, MK13 0DX

Contact: Paul Quay or Cristian Coccozza
Tel: **01908 678800**
eddisons.com





Location

- The property are within Stonebridge employment area within the North Western sector of Milton Keynes.
- Stonebridge has direct access onto the arterial grid road system.
- Junction 14 of the M1 is approximately 4 miles west and there is access to the A5 within 1 mile.
- Unit 22 is located within an established "IO" industrial estate, phase I first constructed in 2002.

 what3words
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 Google Maps
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Description

- Modern warehouse unit, originally constructed in 2006 and benefitting from a newly installed roof.
- Internally the property feature a high quality fitout of office space and storage across both ground and first floors.
- Conveniently located within 1/2 mile of Wolverton Train Station providing further connections.

Terms

The freehold interest is available to purchase. For sale for £422,258 + VAT.

Accommodation (Gross Internal Area*)

Total	257.89 SQ M	2,776 SQ FT
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*The property has been measured in accordance with the RICS Property Measurements Standard 8th Edition

EPC: B-38

Business Rates: The rateable value is £16,500. For the rates payable please contact us or www.voa.gov.uk

Contact:

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