

FOR SALE Industrial Unit

2 Waterside Park, Old Wolverton Road, Wolverton
Milton Keynes MK12 5NP



Contact

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Location

The property is situated on the Waterside Park estate which fronts Old Wolverton Road on the northern side of Wolverton, a town of circa 12,500 population on the northern fringe of Milton Keynes. Waterside Park comprises a business estate with a terrace of industrial units accessed from a small estate road.

Old Wolverton Road leads 1 mile east to the junction of the V6 Grafton Street which leads south to Central Milton Keynes and the A5 via H3 Monks Way.

The surrounding area is predominantly business focussed with nearby occupiers in the terrace including Alba Engineering, Cool Classics and Arden Park Garage. More established businesses in the area include Travis Perkins and Howdens.

Description

The property comprises a steel framed, terraced industrial unit with blockwork walls and cladding to the front and rear in profile metal sheet. Internally there is a concrete slab floor with lighting by florescent strip lighting and a small kitchen / WC sits at the front of the unit adjoining the single roller shutter door giving access into the unit.

There is a small area at the front and rear provide parking for 2-3 vehicles.

Tenure

Freehold.

Rating

We are advised that the Rateable Value for the property is £17,750 and the UBR for 2024/25 is 49.9p.

Interested parties are advised to make their own enquiries to the local authority regarding the rates liability and any reliefs that may be available.

Energy Performance

Energy Performance Asset Rating – C

VAT

all figures quoted are exclusive of Value Added Tax which will be charged at the prevailing rate.

Identity Checks/AML

The Money Laundering Regulations require us to conduct checks upon all Purchasers. Prospective Purchaser(s) will need to provide proof of identity and residence. For a Company, any person owning more than 25% must provide the same.

Viewing

Strictly by appointment with the sole agent, Rapleys.

Freehold Industrial Unit

3.5m eaves rising to 5.8m underneath the haunch

614.62 sq m (6,616 sq ft)



Freehold

Accommodation

The property comprises the following approximate floor areas:

	Sq m	Sq ft
Unit	614.62	6,616
	Hectare	Acre
Total Site Area	0.078	0.193

Note: The above areas have been calculated in accordance with the RICS Code of Measuring Practice on an approximate gross internal basis and must be verified by interested parties. Unless otherwise stated, the site areas/dimensions are scaled from the Promap Mapping System and must be verified by interested parties.

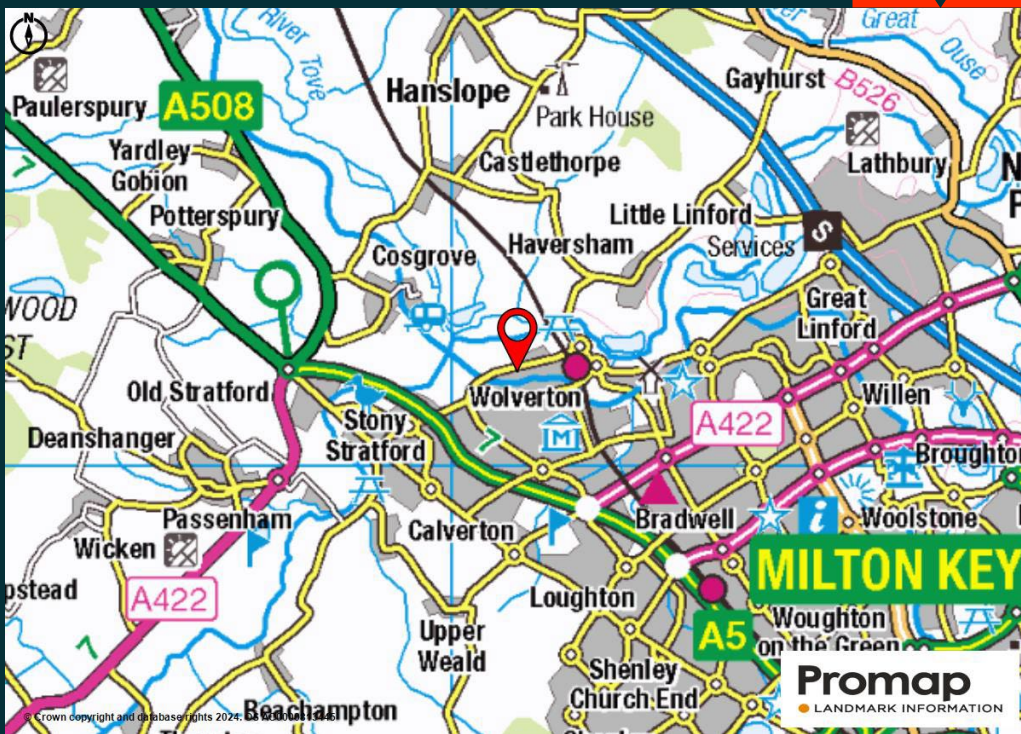


Total Site Area

0.078 hectares

0.193 acres





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