

FOR SALE



INVESTMENT/DEVELOPMENT OPPORTUNITY

- **UNIQUE OPPORTUNITY - REGISTER YOUR INTEREST**
- **SUITABLE FOR REDEVELOPMENT OR REFURBISHMENT**

- Location: walking distance to Wolverton town centre & ☺
- Town centre occupiers include Tesco, Asda & The Post Office
- Central Milton Keynes 4.5 miles
- Substantial property within town centre location
- Currently let to interiors retailer; future asset management potential
- Use: D1. Suitable for change of use subject to planning
- Interest invited from both commercial and residential development sectors, investors or end user occupiers

- Warehouse: 6,621 sq ft (615.12 sq m)
- Offices: 3,420 sq ft (317.67 sq m)
- **Total: 10,041 sq ft (932.79 sq m)**
- Site area: 0.21 acres (0.08 hectares) approx

- Price: guide on application
- VAT applicable. Can be transacted as a TOGC
- Rateable value: £21,250
- Energy performance rating: D99

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