

# FOR SALE

## INDUSTRIAL



- Location: well-established industrial estate
- Wolverton centre 1.5 miles, Milton Keynes 4 miles
- Good access to all main trunk roads
- Industrial/storage: minimum eaves 4.5 m rising to 6 metres
- Three loading doors, heating & three phase power
- Office space, mezzanine works space, kitchenette, WC facilities
- Forecourt parking spaces, secure side yard & additional yard area
- VAT: not applicable
- Use: industrial & storage; use classes E, B2 & B8

- Ground Floor (production & ancillary): 5,748 ft<sup>2</sup> (534 m<sup>2</sup>)
- First Floor (offices & workshops): 2,702 ft<sup>2</sup> (251 m<sup>2</sup>)
- **Total:** 8,450 ft<sup>2</sup> (785 m<sup>2</sup>)

- Freehold: £1,200,000
- Rateable value: £15,500
- Energy performance rating: under assessment

**UNIT 6 WATERSIDE PARK, OLD WOLVERTON RD,  
WOLVERTON. MK12 5NP**

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